



SHRADDHA  
**PRIME**  
PROJECTS LTD.  
CONSTRUCTING VALUE

**Shraddha Prime Projects Ltd.**

(Formerly Known As Towa Sokki Limited)

**Ref: D:/W/Shraddha/Bse/2024-25**  
3<sup>rd</sup> September, 2024

The Manager-Listing,  
Corporate Relationship Department,  
Bombay Stock Exchange Limited  
Phiroz Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400001

**Symbol: SHRADDHA**

**Script Code: 531771**

**Sub: Submission of Annual Report for the financial year 2023-24.**

In pursuance of Regulation 34 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, please find enclosed herewith the Annual Report of the Company for the financial year 2023-24 containing *inter-alia* the Notice convening the 32<sup>nd</sup> Annual General Meeting to be held on **Thursday, September 26, 2024** through Audio Visual means, Board's Report with the relevant annexures, Management Discussion and Analysis, Audited Financial Statements, Auditors' Report, etc. for the financial year 2023-24.

The soft copy of the Annual Report is also available on Company's website at [www.https://shraddhaprimeprojects.in](http://www.https://shraddhaprimeprojects.in) in the Annual Report Segment of the Investor Relation Tab. Please take the same on your record and display the same on the website of your Stock Exchange.

Thanking you,

**For Shraddha Prime Projects Limited**  
**(Formerly Towa Sokki Limited)**

**Sudhir Mehta**  
**Managing Director**  
**DIN 02215452**



S H R A D D H A

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**PRIME**  
PROJECTS LTD.

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CONSTRUCTING VALUE

## ONGOING PROJECTS



**Gold Crest (Kandivali)**



**Paradise Project (Borivali West)**



**Park City (Borivali East)**

## SHRADDHA PRIME PROJECTS LIMITED

### Board of Directors

Name of Director	Designation
Mr. Sudhir Balu Mehta	Managing Director
Mr. Ramchandra Krishna Ralkar	Director
Mr. Santosh Sadashiv Samant	Director
Mr. Rohit Agrawal	Non-Executive Independent Director
Ms. Shivangi Datta	Non-Executive Independent Women Director
Ms. Nimisha Soni	Non-Executive Independent Women Director
<b>Chief Financial Officer</b> Mr. Dhruv Rajesh Mehta	<b>Chief Executive Officer</b> Mr. Vishal Salecha (upto 20.06.2024) Mr. Mehul Barvalia (w.e.f. 12.08.2024)
<b>Company Secretary &amp; Compliance Officer</b> Mrs. Neha Bharat Chhatbar	<b>Registered Office</b> A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar, Ghatkopar (East) Mumbai –400 075 CIN: L70100MH1993PLC394793 Tele. / Fax: 022 21646000 Email: Shraddhapimeprojects@Gmail.Com Website: www.shraddhapimeprojects.in
<b>Register And Transfer Agents:</b> RCMC Share Registry Private Limited, B-25/1, Okhla Industrial Area, Phase -2, Near Rana Motors, New Delhi – 110020	<b>Bankers</b> HDFC Bank Limited AU Small Finance Bank Limited
<b>What's Inside:</b> ➤ Notice ➤ Board's Report & Annexure <b>Consolidated and Standalone</b> ➤ Auditor's Report ➤ Balance Sheet ➤ Statement of Profit and Loss Account ➤ Cash Flow Statement ➤ Notes To Financial Accounts	<b>Auditors</b> M/s. Vishwas & Associates (upto 01.02.2024) Unit No. 5b, Laxmi Plaza, Laxmi Industrial Estate New Link Road, Andheri West, Mumbai – 400053  M/s. A V H P & Company LLP (w.e.f 01.02.2024) (up to the date of this AGM) 301, Nikunj Darshan, 8 <sup>th</sup> Street, Daulat Nagar, Borivali East, Mumbai - 400066

## SHRADDHA PRIME PROJECTS LIMITED

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### NOTICE

Notice is hereby given that the Thirty Second Annual General Meeting of the members of Shraddha Prime Projects Limited (Formerly Towa Sokki Limited) will be held on Thursday, 26<sup>th</sup> September 2024, at 11.30 a. m. through Video Conferencing (“VC”) / Other Audio Visual Means (“OAVM”) at the Registered Office of the Company (deemed Venue) at A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar, Ghatkopar (East) Mumbai –400 075 to transact the following business:

#### ORDINARY BUSINESS

1. To consider and adopt the Annual Audited Financial Statements for the financial year ended 31<sup>st</sup> March, 2024, together with the Reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Ramchandra Krishna Ralkar (DIN 02817292), who retires by rotation, and being eligible offers himself for re- appointment.
3. To appoint a Director in place of Mr. Santosh Sadashiv Samant (DIN 06586861), who retires by rotation, and being eligible offers himself for re-appointment.

#### SPECIAL BUSINESS

4. To consider and if thought fit, to pass with or without modification(s), the following Resolution as an Ordinary Resolution:

“**RESOLVED THAT** pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification, amendment or enactment thereof, for the time being in force), M/s. MONIKA JAIN & CO., Chartered Accountants, Mumbai (Firm Registration No.: 130708W) be and are hereby appointed as Statutory Auditor of the Company in place of M/s A V H P & Company LLP, Chartered Accountants (Firm’s Registration No. W100671), the retiring statutory auditor, to hold the office from the conclusion of the 32<sup>nd</sup> Annual General Meeting until the conclusion of the 37<sup>th</sup> Annual General Meeting of the Company for the F. Y. 2028-29 at such remuneration plus applicable taxes and reimbursement of out-of-pocket expenses in connection with the Audit as may be mutually agreed between the Board of Directors of the Company and the Auditors.”

“**RESOLVED FURTHER THAT** the Board of Directors of the Company be and are hereby authorized to finalize their terms of engagement according to the scope of their services as Statutory Auditors and other permissible assignments, if any, in line with prevailing rules and regulations made in this regard including their terms of appointment as per the provisions of Clause 6(A) and 6(B) of SEBI Circular No. CIR/CFD/CMD1/114/2019 dated 18<sup>th</sup> October, 2019.”

“**RESOLVED FURTHER THAT** the Board of Directors of the Company, including any Committee thereof, be and is hereby authorized to do all such acts, deeds, matters and things as may be considered necessary, desirable or expedient to give effect to this Resolution.”

**By Order of the Board**  
**Shraddha Prime Projects Limited**  
**(Formerly known as Towa Sokki Limited)**

Sd/-  
**Mr. Sudhir Balu Mehta**  
**Managing Director**  
**DIN: 02215452**

**Date: 12.08.2024**

**Registered office:**  
A-309, Kanara Business Centre Premises CS Limited,  
Link Road, Laxmi Nagar, Ghatkopar(East) Mumbai –400 075



## SHRADDHA PRIME PROJECTS LIMITED

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### Notes:

1. The Ministry of Corporate Affairs (“MCA”), vide its General circular nos. 14/2020 dated April 8, 2020, 20/2020 dated May 5, 2020 and 09/2023 dated September 25, 2023 (collectively “MCA Circulars”) and Securities and Exchange Board of India (“SEBI”) vide its circular nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020 and SEBI/HO/CFD/CFD-PoD-2/P/ CIR/2023/167 dated October 7, 2023 (collectively “SEBI Circulars”), have permitted companies to conduct AGM through VC or other audio visual means, subject to compliance of various conditions mentioned therein. In compliance with the aforesaid MCA and SEBI Circulars, applicable provisions of the Companies Act, 2013 and rules made thereunder, and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (“Listing Regulations”) the 32<sup>nd</sup> AGM of the Company is being convened and conducted through VC. The deemed venue for the AGM shall be the Registered Office of the Company.
2. The Company has enabled the Members to participate at the 32<sup>nd</sup> AGM through VC facility. The instructions for participation by Members are given in the subsequent pages. Participation at the AGM through VC shall be allowed on a first-come-first-served basis.
3. The Company has provided the facility to Members to exercise their right to vote by electronic means both through remote-voting and e-voting during the AGM. The process and instructions for remote e-voting are provided in the subsequent paragraphs. Such remote e-voting facility is in addition to voting that will take place at the 32<sup>nd</sup> AGM being held through VC.
4. The Company has appointed Ms Neeta H. Desai, Practicing Company Secretary– Proprietor of ND & Associates – Practicing Company Secretaries, as Scrutinizer for conducting the voting process in a fair and transparent manner.
5. The Notice is being sent to all the members whose names appear in the Register of Members/ List of Beneficial Owners as on the close of business hours on 30<sup>th</sup> August 2024 (Friday) i.e. the cut-off date”.
6. Explanatory statement pursuant to Section 102 of the Act in respect of items covered under Special Business is annexed hereto. Information under Regulation 26(4) and 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and as required under Secretarial Standards on General Meetings issued by the Institute of Company Secretaries of India, in respect of Director proposed to be re-appointed at this AGM is also annexed to this Notice.
7. All the material documents i.e. relevant Board resolutions and any other documents related to business set out in the notice are available at the registered office of the Company and the website of the Company.
8. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for all members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
9. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
10. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and the Circulars issued by the Ministry of Corporate Affairs dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-Voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-Voting system as well as venue voting on the date of the AGM will be provided by NSDL.
11. As per Section 105 of the Companies Act, 2013, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on their behalf. Since the 32<sup>nd</sup> AGM is being held through VC as per the MCA Circulars, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of

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proxies by the Members will not be made available for the 32<sup>nd</sup> AGM and hence the Proxy Form and Attendance Slip are not annexed to this Notice.

12. Corporate Members are required to access the link <https://evoting.nsdl.com> and upload a certified copy of the Board resolution authorizing their representative to vote on their behalf. Institutional investors are encouraged to attend and vote at the meeting through VC.
13. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at <http://www.shraddhaprimeprojects.in>. The Notice can also be accessed from the websites of the Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com) and the AGM Notice is also available on the website of NSDL (agency for providing the Remote e- Voting facility) i.e. [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
14. The Register of Members and Share Transfer Books of the Company will remain closed from Friday, 20<sup>th</sup> September, 2024 to Thursday, 26<sup>th</sup> September, 2024 (both days inclusive) for the purpose of Thirty Second Annual General Meeting.
15. Route map and prominent land mark for easy location of venue of the AGM is not provided in the Annual Report since Annual General Meeting is to be held through VC/OAVM.
16. The Registers required to be maintained under the Companies Act, 2013 and all documents referred to in the Notice will be made available for inspection. Members who seek inspection may write to us at [shraddhaprimeprojects@gmail.com](mailto:shraddhaprimeprojects@gmail.com).
17. Members present in the meeting through video conferencing and have not cast their vote on resolutions through remote e-voting, shall be allowed to vote through the e-voting system during the meeting.
18. In line with 'green initiatives', the Act provides for sending the Notice of the AGM and other correspondence through the electronic mode. Hence, Members who have not registered their mail IDs with their depository participants are requested to register their email ID for receiving all our communications, including Annual Report, Notices etc., in the electronic mode. The Company is concerned about protecting the environment and utilizing natural resources in a sustainable way.

### **THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:**

The remote e-voting period begins on Monday 23<sup>rd</sup> September, 2024 at 09:00 A.M. and ends on Wednesday, 25<sup>th</sup> September, 2024 at 5:00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. Thursday 19<sup>th</sup> September, 2024 may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being 19<sup>th</sup> September, 2024.-

#### **How do I vote electronically using NSDL e-Voting system?**

*The way to vote electronically on NSDL e-Voting system consists of "Two Steps" which are mentioned below:*


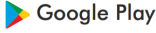


#### **Step 1: Access to NSDL e-Voting system**

##### **A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode**

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in DEMAT mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

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Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	<ol style="list-style-type: none"> <li>Existing <b>IDeAS</b> user can visit the e-Services website of NSDL Viz. <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a> either on a Personal Computer or on a mobile. On the e-Services home page click on the <b>"Beneficial Owner"</b> icon under <b>"Login"</b> which is available under <b>'IDeAS'</b> section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on <b>"Access to e-Voting"</b> under e-Voting services and you will be able to see e-Voting page. Click on company name or <b>e-Voting service provider i.e. NSDL</b> and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</li> <li>If you are not registered for IDeAS e-Services, option to register is available at <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a>. Select <b>"Register Online for IDeAS Portal"</b> or click at <a href="https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp">https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</a></li> <li>Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <a href="https://www.evoting.nsdl.com/">https://www.evoting.nsdl.com/</a> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or <b>e-Voting service provider i.e. NSDL</b> and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting.</li> <li>Shareholders/Members can also download NSDL Mobile App <b>"NSDL Speede"</b> facility by scanning the QR code mentioned below for seamless voting experience.  <b>NSDL Mobile App is available on</b>   App Store     Google Play      </li> </ol>
Individual Shareholders holding securities in demat mode with CDSL	<ol style="list-style-type: none"> <li>Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login icon &amp; New System Myeasi Tab and then user your existing my easi username &amp; password.</li> <li>After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly.</li> <li>If the user is not registered for Easi/Easiest, option to register is available at CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login &amp; New System Myeasi Tab and then click on registration option.</li> <li>Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on <a href="http://www.cdslindia.com">www.cdslindia.com</a> home page. The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.</li> </ol>



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Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
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**Important note:** Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

**Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.**

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a> or call at 022 - 4886 7000 and 022 - 2499 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contact at toll free no. 1800 22 55 33

**B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.**

### How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/ Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

*Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.*

4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Password details for shareholders other than Individual shareholders are given below:

- a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.

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- b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
- c) How to retrieve your 'initial password'?
  - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
  - (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**
6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
  - a) Click on "**Forgot User Details/Password?**"(If you are holding shares in your demat account with NSDL or CDSL) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - b) **Physical User Reset Password?**" (If you are holding shares in physical mode) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - c) If you are still unable to get the password by aforesaid two options, you can send a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
  - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

### **Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system**

#### **How to cast your vote electronically and join General Meeting on NSDL e-Voting system?**

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
5. Upon confirmation, the message "Vote cast successfully" will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

#### **General Guidelines for shareholders**

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/ JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to [ndassociates@rediffmail.com](mailto:ndassociates@rediffmail.com) with a copy marked to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in). Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.

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2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the “[Forgot User Details/Password?](#)” or “[Physical User Reset Password?](#)” option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com) to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on.: 022 - 4886 7000 and 022 - 2499 7000 or send a request to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in)

### **Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:**

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to [shraddhaprimeprojects@gmail.com](mailto:shraddhaprimeprojects@gmail.com)
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to [shraddhaprimeprojects@gmail.com](mailto:shraddhaprimeprojects@gmail.com). If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

### **THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE EGM/AGM ARE AS UNDER:-**

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/ shareholders, who will be present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

### **INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE EGM/AGM THROUGH VC/OAVM ARE AS UNDER:**

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of “VC/OAVM” placed under “**Join meeting**” menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.
3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

## SHRADDHA PRIME PROJECTS LIMITED

- Shareholders who would like to express their views/have questions may send their questions in advance mentioning their name demat account number/folio number, email id, mobile number at (shraddhaprimeprojects@gmail.com). The same will be replied by the company suitably.
- Those shareholders who have registered themselves as a speaker – 3 days prior to the meeting will only be allowed to express their views/ask questions during the meeting.

### EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

#### Item No. 4:

The Company has appointed **M/s A V H P & Company LLP, Chartered Accountants, Mumbai, Firm Registration No. W100671 with the Institute of Chartered Accountants of India (ICAI)** having a Peer review Certificate issued by the Peer Review Board of ICAI, as Statutory Auditors of the Company w.e.f. 1<sup>st</sup> February, 2024 to fill the casual vacancy caused by the resignation of **M/s. VISHWAS & ASSOCIATES, Chartered Accountants, (Firm Registration No. 143500W)** (the Statutory Auditors till 25.01.2024), for the current Financial Year 2023-24 with immediate effect to hold office till the conclusion of 32<sup>nd</sup> Annual General Meeting to be held in the financial year 2024-25. The term of the Auditor is upto the conclusion of the ensuing 37<sup>th</sup> AGM. Further they have conveyed that they are not seeking the Re-appointment as a Statutory Auditors of the Company after the closure of the 32<sup>nd</sup> AGM.

Hence, in accordance with the Companies Act, 2013 and on the recommendation of the Audit Committee and in the best interest of the Company, the Board of Directors have considered and recommended the proposed appointment of M/s MONIKA JAIN & CO., Chartered Accountants, Mumbai, Firm Registration No. 130708W with the Institute of Chartered Accountants of India (ICAI), as Statutory Auditors of the Company to hold the office from the conclusion of 32<sup>nd</sup> Annual General Meeting, for a first term of 5 consecutive years till the 37<sup>th</sup> AGM for the F. Y. 2028-29 in place of M/s A V H P & Company LLP, Chartered Accountants, Mumbai, Firm Registration No. W100671 with the Institute of Chartered Accountants of India (ICAI).

M/s MONIKA JAIN & CO., Chartered Accountants, have provided their consent and confirmed that their appointment, if made, would be within the limits specified under section 141(3)(g) of the Companies Act, 2013 and Companies (Audit and Auditors) Rules, 2014, as amended from time to time. The details of the proposed remuneration to be paid to M/s MONIKA JAIN & CO, Chartered Accountants for the financial year is ₹ 6,00,000/- + applicable taxes (Rupees Six lacs + applicable taxes) accordingly, item No. 4 is recommended for approval by the shareholders.

None of the Directors and key managerial personnel (including relatives of directors or key managerial personnel) of the Company is concerned or interested, financially or otherwise, in this resolution.

#### Brief Profile of Directors to be appointed /re-appointed

Annexure to resolution mentioned at item no. 2 & 3 to the notice calling 32<sup>nd</sup> Annual General Meeting providing details as required to be furnished as per para 1.2.5 of the Secretarial Standard – 2 and Regulation 36(3) of the SEBI (LODR) Regulations, 2015 with respect to Director seeking reappointment at this AGM

Name of Director(s)	Mr. Ramchandra Krishna Ralkar	Mr. Santosh Sadashiv Samant
Age (years)	50 Years	47 Years
Experience and Qualification	DBA	D. E (Civil)
Expertise in specific Functional Areas	He is prominent leader Liasoning prominently in Tenant/ Society Negotiations, Evaluation of Performance, Relationship Management and Payment Dissemination.	He is Life member of American Concrete Institute (India) & member of PEATA. He is actively involved in redevelopment project of Housing Societies. He has completed numerous projects ranging in scope from small commercial and residential projects to high rises.
Date of first appointment on the Board	14/04/2022	28/08/2021

## SHRADDHA PRIME PROJECTS LIMITED

Number of meetings of the Board attended during the Financial Year 2023-24	11	11
No. of Committees Meetings attended during the year 2023-24.	4	-
Shareholding in the Company as on 31 <sup>st</sup> March 2024 (self as well as through beneficial ownership)	NIL	NIL
Term and conditions of re-appointment	Non-Executive Director	Non-Executive Director
Detail of remuneration last drawn (FY 2023-24)	NIL	NIL
Detail of proposed remuneration	NIL	NIL
Resignation from the directorship of the listed companies in the past three years	NIL	NIL
Others companies (in India) in which he/she holds Directorship* Excluding "SPPL"	4	1
Chairman / Member of the Committees of the Board of the Companies on which he/ she is a Director	1	NIL
Disclosure of relationships between directors inter-se	None	None

By Order of the Board  
Shraddha Prime Projects Limited  
(Formerly known as Towa Sokki Limited)

**Registered office:**  
A-309, Kanara Business Centre Premises CS Limited,  
Link Road, Laxmi Nagar, Ghatkopar (East) Mumbai –400 075

Sd/-  
Mr. Sudhir Balu Mehta  
Managing Director  
DIN: 02215452

Place: Mumbai  
Date: 12.08.2024



## SHRADDHA PRIME PROJECTS LIMITED

### BOARD'S REPORT

To,  
The Members of  
Shraddha Prime Projects Limited  
(Formerly – Towa Sokki Limited)

Your Directors are pleased to present the 32<sup>nd</sup> Annual report of your Company together with the standalone and consolidated audited financial statements of your company for the financial year ended March 31, 2024.

#### Financial Highlights:

The Financial performance of the Company during the financial year ended March 31, 2024 as compared to the previous financial year is summarized below:

(Rs. in Lakhs)

Particulars	STANDALONE		CONSOLIDATED	
	FY 23-24	FY 22-23	FY 23-24	FY 22-23
Revenue from Operations	4,327.86	-	8,381.32	859.22
Other Income	*489.85	3.00	99.06	3.03
Total Income	4,817.71	3.00	8,480.38	862.25
Expenses	4,048.07	89.71	7,416.11	780.21
Profit / (Loss) before exception items and tax	769.64	(86.71)	1,064.27	82.04
Profit / (Loss) before tax	769.64	(88.25)	1,064.27	80.50
Tax expenses	116.28	(22.95)	407.79	29.92
Net Profit /(loss) for the year	653.36	(65.30)	656.48	50.58

\* Other Income in Standalone includes share in profit from subsidiary firms.

#### Review of Operations:

During the year under review, the consolidated total income for the current year amounted to Rs. 8,480.38 Lakhs compared to Rs. 862.25 Lakhs in the previous year. The Profit/ (Loss) before tax on consolidated basis stands at Rs. 1,064.27 Lakhs as compared to Rs. 80.50 Lakhs during the previous year. On standalone basis, the total income for the current year amounted to Rs. 4,817.71 Lakhs compared to previous year's total income of Rs. 3.00 Lakhs. The Profit/ (Loss) before tax on standalone basis stands at Rs. 769.64 Lakhs compared to Rs. (88.25) Lakhs during the previous year.

#### Company's Affairs:

Shraddha Prime Projects Limited is a BSE Listed Company. The Company is engaged in the business of real estate activities which involves developing, leasing, constructing and redeveloping various residential and commercial projects in India, primarily in Mumbai. The operations for the year under review shows a profit of Rs. 656.48 Lakhs on consolidated basis.

During the year under review your Company has entered into Partnership agreement for 50% stake in Roopventures LLP to take over their projects and has executed registered Development Agreements for a project under the said LLP. Further the Company has been appointed as a Developer by "The Bhaskar Nagar Co-operative Housing Society Limited" located in Borivali East, Mumbai and by "Himgiri Co-operative Housing Society Limited" located in Mulund West, an eastern suburb of Mumbai. The Company has its major running projects like "Shraddha Paradise" (Borivali), Shraddha Pavillion (Kanjurmarg), Shraddha Panorama (Mulund) and Shraddha Palacious (Kurla) amongst others.

Your directors are hopeful of achieving noticeable progress in the Real Estate Development business in coming years which will also be visible from the bottom line of financials.

#### Rights Issue

The Board of Directors of your Company at their meeting dated 11<sup>th</sup> October, 2022 approved the issuance of equity shares by way of rights issue to the existing shareholders of the Company as on the record date and on 13<sup>th</sup> March, 2023

## SHRADDHA PRIME PROJECTS LIMITED

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approved the "Rights Issue" Draft Letter of Offer (DLOF), terms of issue and other allied as well as ancillary matters. Allotment of the rights shares were done on 28<sup>th</sup> July, 2023 and the company received trading permission w.e.f. 2<sup>nd</sup> August 2023.

### Dividend

During the year under review, the Company has not declared any Dividend.

### Change in Nature of Business

There is no change in the Nature of Business during the year under review.

### Transfer of Unclaimed Dividend to Investor Education and Protection Fund

The Company was not required to transfer any Unclaimed Dividend to Investor Education and Protection Fund.

### Transfer to Reserves

Your Directors do not propose to transfer any amount to reserves out of the profits earned during financial year 2023-24.

### Share Capital

- A) Authorised Capital:** The authorized share capital of the Company is Rs. 30,00,00,000/- (Thirty Crores Only) divided into 3,00,00,000 (Three Crores) Equity Shares of Rs. 10/- (Ten Rupees Only) each.
- B) Paid-up Share Capital:** The Paid-up Share Capital of the Company is Rs. 20,20,05,000/-.
- The Paid-Up Capital Increased from Rs. 4,55,48,000/- to Rs. 20,20,05,000/- pursuant to the rights issue of 1,56,45,700 Equity Shares of face value of Rs. 10/- each at a premium of Rs. 20/- per share pursuant to letter of offer dated June 30, 2023.
  - The Rights Issue Committee has approved allotment of 1,56,45,700 fully paid-up Equity shares of Rs. 10/- each at a premium of Rs. 20/- per share on 28<sup>th</sup> July, 2023. Trading permission was received from BSE effective from 2<sup>nd</sup> August, 2023.
- C) Issue of Equity Shares with Differential Rights:** The Company has not issued any equity shares with differential rights during the Financial Year 2023-2024.
- D) Issue of Sweat Equity Shares:** The Company has not issued any Sweat Equity Shares during the Financial Year 2023-2024.
- E) Issue of Employee Stock Options:** The Company has not issued any Employee Stock Options during the Financial Year 2023-2024.
- F) Reclassification:** The Company has made an application afresh for Reclassification of 11 Promoters under Regulation 31A (8)(c) and Regulation 31A (10) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 dated 14<sup>th</sup> March, 2024 as pursuant to Open Offer made under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 as they are no longer promoters.

### Subsidiaries, Joint Ventures and Associate Companies

As on 31<sup>st</sup> March, 2024, the Company had 4 consolidating subsidiary firms out of which 3 being partnership firms, namely Shree Krishna Rahul Developers, Padmagriha Heights and Shree Mangesh Constructions and 1 being a limited liability partnership firm namely Roopventures LLP. All the subsidiary firms are controlled and managed by the management of the Company.

As per Section 129(3) of the Companies Act, 2013, the consolidated financial statements of the Company, and its subsidiary firms in accordance with applicable Indian Accounting Standards (Ind AS) issued by The Institute of Chartered Accountants of India, forms part of this Annual Report. The performance and financial position of each of the subsidiaries for the year ended 31<sup>st</sup> March, 2024 is attached to the financial statements hereto in Form AOC 1.

In terms of Section 136 of the Companies Act, 2013, separate audited accounts in respect of each of subsidiaries have been placed on the website of the Company. Further, the Company shall provide a copy of separate audited annual accounts in respect of each of its subsidiary to any member of the Company who asks for it and said annual accounts

## SHRADDHA PRIME PROJECTS LIMITED

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will also be kept open for inspection at the Registered Office of the Company.

The Company has formulated a policy for determining 'material' subsidiaries and such policy is disclosed on Company's website <https://shraddhaprimeprojects.in>.

### **Weblink for annual return**

Pursuant to the provisions of Sections 92(3) and 134(3)(a) of the Act read with Rule 12 of the Companies (Management and Administration) Rules, 2014 (as substituted by the Companies (Management and Administration) Amendment Rules, 2021 dated March 05, 2021), a copy of the Annual Return is available on the website of the Company at [www.shraddhaprimeprojects.in](http://www.shraddhaprimeprojects.in)

### **Number of Meetings of the Board**

The Board of Directors duly met 11 times during the Financial Year 2023-24 in Compliance of applicable provisions of Companies Act, 2013.

### **Independent Directors and their Meeting**

Your Company received annual declarations from all Independent Directors of the Company, confirming that they meet the criteria of 'independence' provided in Section 149(6) of the Companies Act, 2013 and Regulations 16(1)(b) & 25 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. There was no change in the circumstances, which could affect their status as Independent Director during the financial year.

The Independent Directors met on 12<sup>th</sup> February, 2024, without the attendance of Non-Independent Directors and members of the management. The Independent Directors reviewed the performance of Non-Independent Directors and the Board as a whole; the performance of the Chairman of the Company took into account the views of Executive Directors and Non-Executive Directors; it assessed the quality, quantity and timeliness of information flow between the Company's management and the Board necessary for the Board to effectively perform their duties.

### **Annual Evaluation of Directors, Committee and Board**

Pursuant to the provisions of Section 134 (3) of the Companies Act, 2013 and the applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, A formal evaluation mechanism has been adopted for evaluating the performance of the Board, the Committees thereof, Individual Directors and the Chairman of the Board. The evaluation is based on criteria which include, among others, providing strategic perspective, integrity and maintenance of confidentiality and independence of judgment, Chairmanship of Board and Committees, attendance, time devoted and preparedness for the Meetings, quality, quantity and timeliness of the flow of information between the Board Members and the Management, contribution at the Meetings, effective decision making ability, monitoring the corporate governance practices, role and effectiveness of the Committees and effective management of relationship with stakeholders. Pursuant to the provisions of the Companies Act, 2013 and the Listing Regulations, the Board has carried out an annual evaluation of its own performance, performance of its directors individually and the committees of the Board and the same is reviewed by the Nomination and Remuneration Committee.

The Independent Directors were regularly updated on the industry and market trends, project undertaken and the operational performance of the Company through presentations.

### **Directors Responsibility Statement**

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statements in terms of Section 134(3)(c) of the Companies Act, 2013 (the "Act"):

1. that in the preparation of the annual accounts for the year ended March 31, 2024, the applicable accounting standards read with the requirements set out under Schedule III to the Act, have been followed along with proper explanation relating to material departures, if any.
2. that such accounting policies, as mentioned in Notes to the Financial Statements have been selected and applied consistently and judgment and estimates have been made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2024 and of the profit/(loss) of the Company for the financial year ended on that date.

## SHRADDHA PRIME PROJECTS LIMITED

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3. that proper and sufficient care has been taken for the 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 fraud and other irregularities
4. that the annual financial statements have been prepared on a going concern basis.
5. that systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively.
6. that there are laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and operating effectively.

### **Management Discussion and Analysis**

The report on management discussion and analysis as per the SEBI (Listing Obligations and Disclosures Requirements), Regulations, 2015 forms integral part of this Annual Report as **Annexure I**.

### **Details in respect of frauds reported by Auditors**

No fraud in or by the Company were noticed or reported by the auditors during the period under review.

### **Particulars of Loans, Guarantees or Investments made under Section 186 of the Act**

In compliance with the provisions of the Act and Listing Regulations, the Company extends financial assistance in the form of investment, loan and guarantees to its subsidiaries, from time to time in order to meet their business requirements. Particulars of loans, guarantees and investments are detailed in Notes to the financial statements provided in this Integrated Report. The Company is in the business of real estate development and accordingly is covered under the definition of 'infrastructure facilities' in terms of Section 186 read with Schedule VI of the Act.

### **Particulars of Contracts or Arrangements made with Related Parties**

Related party transactions that were entered during the financial year were on an arm's length basis and were in the ordinary course of business. There were no materially significant related party transactions with the Company's Promoters, Directors, Management or their relatives, which could have had a potential conflict with the interests of the Company. Kindly refer the financial statements for the transactions with related parties entered during the year under review.

Transactions with related parties entered by the Company in the normal course of business are periodically placed before the Audit Committee for its approval. Considering the nature of transactions, the Board consider the same to be material transactions and at arm's length basis and the same are presented in prescribed form AOC 2 which is the part of this Report.

The Board of Directors of the Company has, on the recommendation of the Audit Committee, adopted a policy to regulate transactions between the Company and its Related Parties, in compliance with the applicable provisions of the Companies Act 2013, the Rules there under and the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015.

This Policy was considered and approved by the Board and has been uploaded on the website of the Company at [www.shraddhaprimeprojects.in](http://www.shraddhaprimeprojects.in).

### **Material changes and commitment, if any affecting financial position of the Company occurred between end of the financial year to which these financial statements relate and the date of the report**

There are no material Changes and Commitments affecting the Financial Position of the Company from 1<sup>st</sup> April, 2024 till the date of issue of this report.

### **Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo**

#### **(A) Conservation of Energy**

During the year under review, there were no activities, which required heavy consumption of energy. However adequate measures have been taken to make sure that there is no wastage of energy. Since the requisite information with regard to the conservation of energy, technology absorption (Disclosure of Particulars in the report

## SHRADDHA PRIME PROJECTS LIMITED

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of Board of Directors) Rules is irrelevant/not applicable to the Company during the year under review, the same are not reported.

### **(B) Technology Absorption**

Since no significant business has generated from manufacturing activities, the company will review technology absorption gradually upon achieving significant manufacturing activities.

### **(C) Foreign Exchange Earnings and Outgo**

There was no Foreign Exchange income and outflow during the reporting financial year.

### **Deposits**

During the financial year under review the Company has neither accepted nor renewed any deposits within the meaning of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014.

### **Significant and material orders passed by the regulators or courts or tribunal**

During the year there are no significant material orders passed by the Regulators / Courts / Tribunals which would impact the going concern status of the Company and its future operations.

### **Internal control system and their adequacy**

The Company has adequate system of internal control to safeguard and protect from loss, unauthorized use or disposition of its assets. All the transactions are properly authorized, recorded and reported to the Management. The Company is following all the applicable Accounting Standards for properly maintaining the books of accounts and reporting financial statements. The Audit Committee in consultation with the internal auditors formulates the scope, functioning, periodicity and methodology for conducting the internal audit. The internal auditors carry out audit, covering inter alia, monitoring and evaluating the efficiency & adequacy of internal control systems in the Company, its compliance with operating systems, accounting procedures and policies at all locations and submit their periodical internal audit reports to the Audit Committee. Based on the internal audit report and review by the Audit committee, process owners undertake necessary actions in their respective areas. The internal auditors have expressed that the internal control system in the Company is robust and effective. The Board has also put in place requisite legal compliance framework to ensure compliance of all the applicable laws and that such systems are adequate and operating effectively.

### **Directors & Key Managerial Personnels (KMPs)**

In compliance with provisions of Section 152 of the Companies Act, 2013, Mr. Ramchandra Krishna Ralkar (DIN 02817292) and Mr. Santosh Sadashiv Samant (DIN 06586861), Directors of the Company retires by rotation at the ensuing AGM and being eligible, offers themselves for re-appointment. Appropriate resolution for aforesaid re-appointment is being placed for approval of the members at the ensuing AGM.

The Board has received declarations from the Independent Directors as per the requirement of Section 149(7) of the Companies Act, 2013 and the Board is satisfied that the Independent Directors meet the criteria of independence as mentioned in Section 149(6) of the Companies Act, 2013.

### **Key Managerial Personnel:**

In terms of Section 203 of the Act, the Board of Directors at its meeting held on 12<sup>th</sup> August, 2024 have appointed Mr. Mehul Barvalia as Chief Executive Officer (KMP) of the Company in place of Mr. Vishal Salecha who resigned the position of Chief Executive Officer (KMP) of the Company with effect from 26<sup>th</sup> June 2024.

### **Corporate Governance**

The Company falls under purview of Regulations of Corporate Governance pursuant to the SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015, pursuant to rights issue of Equity Shares dated 28<sup>th</sup> July, 2023.



## SHRADDHA PRIME PROJECTS LIMITED

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The report on Corporate Governance and the Certificate from Company Secretary in Practice regarding compliance with the conditions of Corporate Governance have been furnished in the Annual Report and form a part of the Annual Report.

### Committees of the Board

#### Audit Committee

An Audit Committee is in existence in accordance with the provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. Kindly refer to the section on Corporate Governance, under the head, 'Audit Committee' for matters relating to constitution, meetings and functions of the Committee.

#### Nomination and Remuneration Committee

A Nomination and Remuneration Committee is in existence in accordance with the provisions of subsection (3) of Section 178 of the Companies Act, 2013 and Regulation 19 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. Kindly refer to the section on Corporate Governance, under the head, 'Nomination and Remuneration Committee' for matters relating to constitution, meetings, functions of the Committee and the remuneration policy formulated by this Committee.

#### Other Board Committees

For details of other Board Committees' viz. Stakeholders Relationship Committee and others, kindly refer to the section 'Committees of the Board of Directors' which forms part of the Corporate Governance Report.

#### Vigil Mechanism

In compliance with provisions of section 177(9) and (10) of the Companies Act, 2013 read with Regulation 22 of the Listing Regulations, your Company has adopted whistle blower policy for Directors and employees to report genuine concerns to the management of the Company. Detailed policy of the same is available at the registered office of the Company and also on the website of the Company.

#### Nomination and Remuneration Policy

The Nomination and Remuneration Policy of the Company is in place and is posted on the website of the Company under "LODR Policies" Section.

#### Secretarial Audit

Pursuant to the provisions of Section 204 of the Companies Act, 2013 and The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board of Directors have appointed Ms. Neeta Desai of ND & Associates, Practicing Company Secretaries as the Secretarial Auditor of the Company to undertake the Secretarial Audit of the Company for the year 2023-2024.

The Report of the Secretarial Audit Report is annexed herewith as **Annexure-II**.

The comments mentioned in the report are self-explanatory and do not call for any further clarifications. The Board of Directors constantly endeavour to follow the applicable compliances in letter and in spirit.

#### Statutory Auditors

In the 30<sup>th</sup> Annual General Meeting of the Company held on 28.09.2022, M/s. Vishwas & Associates, Mumbai (Firm Registration No. 143500W) Chartered Accountants, were appointed as statutory auditors of the Company for a block of 5 years to hold the Office until conclusion of 35<sup>th</sup> Annual General Meeting for the financial year 2026-2027. However, due to some personal difficulties and professional pre-occupancy M/s. Vishwas & Associates, resigned from the Company as Statutory Auditor w.e.f. 25<sup>th</sup> January, 2024.

The Company has appointed **M/s A V H P & Company LLP, Chartered Accountants, Mumbai, Firm Registration No. W100671 with the Institute of Chartered Accountants of India (ICAI)** having a Peer review Certificate issued by the Peer Review Board of ICAI, as Statutory Auditors of the Company w.e.f. 1<sup>st</sup> February, 2024 to fill the casual vacancy caused by the resignation of **M/s. VISHWAS & ASSOCIATES**, Chartered Accountants, (Firm Registration No. 143500W) (the Statutory Auditors till 25.01.2024), for the current Financial Year 2023-24 with immediate effect to hold office till the conclusion of 32<sup>nd</sup> Annual General Meeting to be held in the financial year 2024-25. The term of the Auditor is

## SHRADDHA PRIME PROJECTS LIMITED

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upto the conclusion of the ensuing 37<sup>th</sup> AGM. Further they have conveyed that they are not seeking the Re-appointment as a Statutory Auditors of the Company after the closure of the 32<sup>nd</sup> AGM.

Hence, the Board proposed to appoint **MONIKA JAIN & CO., Chartered Accountants, Mumbai, Firm Registration No. 130708W** as Statutory Auditor of the Company, to hold the office from the conclusion of 32<sup>nd</sup> Annual General Meeting, for a first term of 5 consecutive years till 37<sup>th</sup> Annual General Meeting for the F. Y. 2028-29.

The Report given by the Auditors on the Consolidated and Standalone financial statements for the year ended 31 March, 2024 of the Company is a part of the Annual Report. The notes to the accounts referred to in the Auditors' Report are self-explanatory and therefore do not call for any further comments.

There has been no qualification, reservation, adverse remark or disclaimer given by the Auditors in their Report.

### **Internal Audit**

M/s Ashok Kumawat & Associates, Internal Auditor of the Company have resigned with effect from 3<sup>rd</sup> April, 2024, hence pursuant to the provisions of Section 138 of the Companies Act 2013, Rule 13 of the Companies (Accounts) Rules, 2014 and other applicable provisions, if any of the Companies Act, 2013. The Company has appointed M/s Milind Deshmukh & Associates as an Internal Auditor of the Company for the financial year 2023-24.

### **Particulars of Employees**

The Company wishes to place on record their appreciation to the contribution made by the employees to the operations of the company during the period.

During the year under review, there were no employees who were in receipt of the remuneration beyond the limits prescribed under Rule 5 (2) of Companies (Appointment and Remuneration) Rules, 2014 and therefore no disclosures needs to be made under the said section. Further, the detailed ratios of the remuneration of each Director to the median remuneration to the employees of the Company for the financial year are enclosed as "**Annexure IV**" to the Board's Report.

### **Risk Management Policy**

The Company has framed a sound Risk Management Policy to identify and evaluate business risks and opportunities and the same has become integral part of Company's day to day operations. The key business risks identified by the Company are as follows viz. Industry Risk, Management and Operations Risk, Market Risk, Government Policy Risk, Liquidity Risk, and Systems Risk etc. The Company has in place adequate mitigation plans for the aforesaid risks.

### **Disclosures Under Section 134(3)(L) of The Companies Act, 2013**

Except as disclosed elsewhere in this report, no material changes and commitments which could affect the Company's financial position have occurred between the end of the financial year of the Company and the date of this report.

### **Corporate Social Responsibility**

Provisions with respect to Corporate Social Responsibility initiative as mandated by Companies Act, 2013 is not applicable to the Company.

### **Particulars of transaction between the Company and Non-Executive Directors**

During the year under review the company has not entered into any transaction with its Non-Executive Directors.

### **Affirmation**

The Company has complied with all the Applicable Secretarial Standards issued by Institute of Company Secretaries of India.

### **Maintenance of cost records**

Maintenance of cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, is not applicable to the Company.

## SHRADDHA PRIME PROJECTS LIMITED

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### **Prevention of Insider Trading**

The Company has adopted a Code of Conduct for Prevention of Insider Trading with a view to regulate trading in securities by the Directors and designated employees of the Company. The Code requires pre-clearance for dealing in the Company's shares and prohibits the purchase or sale of Company shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed. The Compliance Officer is responsible for implementation of the Code.

To comply with the Regulation 3(5) of SEBI (PIT) Regulations, 2015, and to maintain structured digital database (SDD) containing the names of such persons or entities with whom Unpublished Price Sensitive Information (UPSI) is shared and intermediaries and fiduciaries who handle UPSI of the Company in the course of business operations, the Company has installed a SDD software on the server of the Company.

The code of prevention of Insider Trading and fair disclosures is there on the website of the Company. All Board Directors and the designated employees have confirmed compliance with the Code.

### **Disclosure under sexual harassment of women at workplace:**

During the reporting year, on account of expansion and growth of the Company, staff and contractual employees assigned, the Company has formulated a policy and has set up an internal complaints committee as per the provisions of prevention of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 during the reporting period. No complaints or observations or red flags were brought to notice of this Committee till date.

### **Disclosure of Orders Passed by Regulators or Courts or Tribunal**

There are no significant material orders passed by the Regulators/ Courts which would impact the going concern status of the Company and its future operations. No application is made and no proceeding is pending against the Company under the Insolvency and Bankruptcy Code, 2016 and there is no instance of one time settlement of the Company with any Bank or Financial Institution.

### **Statement Pursuant to Uniform Listing Agreement**

The Company's Equity shares are listed at Bombay Stock Exchange Limited. The Annual listing fee for the year 2024-25 has been paid.

### **Cash flow statement**

The Cash flow statement for the year 2023-24 is part of Balance Sheet.

### **Fraud Reporting**

No fraud has been reported during the audit conducted by Statutory Auditors and Secretarial Auditors of the Company.

### **Acknowledgements**

Your Directors place on record their sincere thanks to bankers, business associates, consultants, and various Government Authorities for their continued support extended to your Company's activities during the year under review. Your Directors also acknowledge gratefully the shareholders for their support and confidence reposed on your Company.

Place: Mumbai

Date: 12.08.2024

For **Shraddha Prime Projects Limited**  
(Formerly known as Towa Sokki Limited)

**Sudhir Mehta**  
**Managing Director**  
(DIN 02215452)

### **Annexures to the Report:**

Annexure 1 – Management Discussion and Analysis Report

Annexure 2 – Secretarial Audit Report

Annexure 3 – Certificate of Directors Non Dis-qualification

Annexure 4 – Ratio of Remuneration

Annexure 5 – Corporate Governance

Annexure 6– AOC-1

Annexure 7– AOC-2

### Annexure I

#### Management Discussion and Analysis Report

##### (a) Industry structure and developments

Shraddha Prime Projects Limited (Formerly known as Towa Sokki Limited) is a public limited company domiciled in India and incorporated under the Companies Act, 1956. Equity shares of the company are listed on Bombay Stock Exchange. The Company is engaged in Real Estate Business. The Consolidated operations for the year under review shows a profit of Rs. **656.48 Lakhs**. During the year under review, the sales have been improved as was expected. Your directors are hopeful of achieving a reasonable turnover and resultant net margin in the years to follow.

##### (b) Opportunities and Threat

The financial year 2023-24 witnessed a mixed economic environment globally, marked by ongoing recovery from the pandemic-induced disruptions. Despite certain challenges, the real estate sector showed resilience with increasing demand for residential and commercial properties, driven by low interest rates, urbanization, and government initiatives.

##### Opportunities

###### 1. Growing Urbanization:

With increasing urban migration, there is a high demand for residential and commercial properties in cities. This presents an opportunity for real estate companies to cater to the rising housing and office space needs.

###### 2. Government Initiatives:

Programs like 'Housing for All' and the Smart Cities Mission aim to develop urban infrastructure and provide affordable housing, offering lucrative opportunities for real estate developers.

###### 3. Increased Foreign Investment:

Relaxation in FDI (Foreign Direct Investment) norms for the real estate sector can attract significant foreign capital, enabling companies to expand their projects and operations.

###### 4. Technological Advancements:

The adoption of Prop Tech (Property Technology) can streamline operations, improve customer experiences, and reduce costs. Technologies like AI, VR, and blockchain can revolutionize property transactions and management.

###### 5. Rising Middle-Class Income:

An increase in disposable income among the middle class can boost demand for residential properties, including mid-segment and luxury housing.

###### 6. Infrastructure Development:

Ongoing and planned infrastructure projects like new highways, metro systems, and airports can increase the value of surrounding real estate, providing development opportunities.

###### 7. Co-Working Spaces:

The trend of co-working spaces is gaining momentum, presenting opportunities for real estate companies to diversify into flexible office space solutions.

###### 8. Green and Sustainable Buildings:

Growing awareness and demand for eco-friendly and sustainable construction can create a niche market for developers focusing on green buildings.

### Threats

#### 1. Economic Uncertainty:

Economic slowdown or recession can lead to reduced purchasing power and lower demand for real estate, impacting sales and profitability.

#### 2. Changes in Regulations:

Changes in government policies, tax laws, and regulations (such as RERA compliance) can increase operational complexities and costs for real estate companies.

#### 3. High Competition:

Intense competition from both established players and new entrants can lead to price wars, reduced margins, and the need for continuous innovation and differentiation.

#### 4. Rising Construction Costs:

Increasing costs of raw materials, labor, and land acquisition can squeeze profit margins and delay project completions.

#### 5. Environmental Concerns:

Stringent environmental regulations and the need to adopt sustainable practices can increase costs and impact project timelines.

#### 6. Interest Rate Fluctuations:

Changes in interest rates can affect mortgage rates and borrowing costs, influencing the affordability of real estate for buyers and financing for developers.

#### 7. Market Saturation:

In some urban areas, the market may become saturated with an oversupply of properties, leading to lower occupancy rates and reduced rental yields.

#### 8. Technological Disruption:

While technology offers opportunities, it also poses threats as companies that fail to adapt to technological advancements may lose competitive edge.

By carefully analyzing these opportunities and threats, real estate companies in India can develop strategies to leverage growth potential while mitigating risks.

### (c) Segment wise Performance

The Company is engaged in Real Estate Business and in single operating segment.

**Residential Real Estate Segment:** In the Residential Real Estate segment, SPPL has continued its strong performance by successfully launching and completing several high-quality residential projects during the fiscal year. The demand for affordable housing remained robust, leading to increased sales and healthy revenue growth. The Company's focus on timely project execution, innovative designs, and customer-centric approach has contributed to positive customer feedback and increased brand loyalty.

**Commercial Real Estate Segment:** SPPL's Commercial Real Estate segment has witnessed steady progress in FY 2023-24. The strategic location of these properties and the implementation of modern amenities have attracted reputable businesses, contributing to a positive occupancy rate. SPPL remains committed to exploring opportunities for expanding its commercial real estate portfolio in line with market demand.

### (d) Out look

Looking ahead, SPPL remains optimistic about its growth prospects. The Company aims to capitalize on the sustained demand for residential properties by launching innovative projects that cater to various customer segments. In the Commercial Real Estate segment, SPPL will continue to focus on enhancing property occupancy



rates and rental yields. The Infrastructure Development segment is expected to benefit from ongoing government initiatives, and SPPL will explore new opportunities to expand its presence in this sector.

### (e) Risks and concerns

SPPL acknowledges the inherent risks associated with the real estate industry, market fluctuations, and project execution challenges. The Company maintains a proactive approach to risk management by continuously monitoring market trends, diversifying its portfolio, and adhering to stringent compliance standards. Additionally, SPPL's strong financial position and prudent financial management provide a buffer against potential uncertainties.

### (f) Internal control systems and their adequacy

SPPL recognizes the significance of a robust internal control system in maintaining transparency, accountability, and operational efficiency. Our internal control framework is designed to provide reasonable assurance regarding the achievement of organizational objectives. It encompasses the following key elements:

- 1. Control Environment:** SPPL fosters a culture of integrity, ethical behavior, and accountability throughout the organization. The Board of Directors and senior management set the tone by establishing policies and codes of conduct that guide employees' actions.
- 2. Risk Assessment:** We regularly identify, assess, and mitigate risks that could impact the achievement of our strategic and operational objectives. Risk assessments help us prioritize our internal control efforts and allocate resources effectively.
- 3. Control Activities:** SPPL has implemented a range of control activities to ensure accurate financial reporting and asset protection. These activities include segregation of duties, authorization and approval procedures, and physical safeguards.
- 4. Information and Communication:** Effective communication is crucial for maintaining internal control. SPPL promotes open communication channels among various departments and levels of management to facilitate the exchange of relevant information.
- 5. Monitoring Activities:** Our internal control system undergoes continuous monitoring and periodic evaluation to assess its effectiveness. This includes management reviews, internal audits, and feedback mechanisms to identify control deficiencies and implement necessary improvements.

**Adequacy of Internal Control System:** SPPL is committed to maintaining an internal control system that adapts to the changing business environment and emerging risks. In the FY 2023-24, we have taken several initiatives to enhance the adequacy of our internal controls:

- 1. Technology Integration:** We have invested in advanced software and systems to streamline financial processes and reduce manual intervention. Automation has improved accuracy and reduced the risk of human errors.
- 2. Training and Development:** SPPL recognizes the importance of a well-informed workforce. We have conducted training programs to educate employees about their roles in the internal control process and how to identify and report control deficiencies.
- 3. Enhanced Risk Management:** Our risk assessment processes have been refined to encompass a broader spectrum of risks, including those arising from technological advancements, regulatory changes, and market fluctuations.
- 4. Strengthened Oversight:** The Board of Directors has increased its oversight role in internal control matters. Regular meetings are held to review the effectiveness of our internal control framework and address any gaps.
- 5. Whistleblower Mechanism:** SPPL has established a confidential whistleblower mechanism to encourage employees to report any instances of unethical behavior, fraud, or control weaknesses without fear of retaliation.

### (g) Discussion on financial performance with respect to operational performance

During the fiscal year 2023-24, SPPL achieved significant milestones despite a challenging economic environment. The company's financial performance demonstrated resilience and growth across various key indicators.

- 1. Revenue Generation:** SPPL's total revenue for the year increased marginally compared to the previous fiscal year, driven by a combination of factors such as successful project completions, increased demand for real estate properties, and effective sales and marketing strategies.
- 2. Profitability:** The company's operating profit on consolidated basis margin remained healthy, reflecting effective cost management and operational efficiency. SPPL's net profit also witnessed a notable improvement, showcasing the company's ability to generate returns for its stakeholders.
- 3. Debt Management:** SPPL continued its prudent debt management approach, but looking into the ongoing projects there was increase in overall debt levels. Company aims to reduce the debt position in years to come, which will strengthen the company's financial position and reduced its exposure to financial risks, enabling it to allocate resources strategically and pursue growth opportunities.

### Operational Performance Analysis:

SPPL's operational performance during the fiscal year 2023-24 further enhanced its position as a reliable and innovative player in the real estate industry.

- 1. Project Development:** The Company successfully completed and delivered X projects during the year, demonstrating its commitment to timely project execution and quality construction. These projects contributed significantly to revenue generation and customer satisfaction.
- 2. Customer Engagement:** SPPL continued its customer-centric approach by focusing on personalized service, transparent communication, and addressing customer feedback. This approach resulted in a high level of customer satisfaction and enhanced brand loyalty.
- 3. Market Penetration:** The Company strategically expanded its presence in key markets, capitalizing on emerging trends and opportunities. SPPL's market research and analysis enabled it to identify underserved segments, driving demand and sales growth.
- 4. Sustainability Initiatives:** SPPL remains dedicated to sustainable practices and environmental responsibility. The implementation of energy-efficient technologies and green building standards not only aligns with our corporate values but also positions us as a responsible and forward-thinking organization.

### Outlook and Future Prospects:

Looking ahead, SPPL remains committed to its growth trajectory while staying responsive to market dynamics and evolving customer preferences. The company aims to achieve the following in the coming years:

- 1. Diversified Portfolio:** SPPL plans to expand its portfolio by venturing into new segments and geographies, mitigating risks associated with market volatility and enhancing long-term stability.
- 2. Sustainability and Innovation:** The company will invest in sustainable practices and innovative construction techniques, aligning with global trends and regulatory requirements.

### (h) Material developments in Human Resources / Industrial Relations front including number of people employed

#### 1. Human Resources Initiatives:

In the fiscal year 2023-24, SPPL remained committed to fostering a culture of employee engagement, development, and empowerment. Our HR initiatives focused on enhancing the overall employee experience and promoting a collaborative work environment.

- a. Training and Development:** SPPL continued to invest in the professional growth of its employees through comprehensive training programs. These programs were designed to upgrade skills, enhance knowledge, and cultivate leadership qualities.

## SHRADDHA PRIME PROJECTS LIMITED

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- b. **Diversity and Inclusion:** We acknowledge the importance of a diverse and inclusive workforce. SPPL took steps to ensure equal opportunities for all employees, fostering an environment where diverse perspectives are valued and respected.
- c. **Employee Wellness:** The well-being of our employees remained a top priority. Initiatives such as wellness programs, mental health support, and flexible work arrangements were introduced to promote a healthy work-life balance.

### 2. Industrial Relations and Employee Engagement:

SPPL recognizes the significance of maintaining positive industrial relations and promoting employee engagement. We are committed to providing a conducive work environment that facilitates open communication and collaboration.

- a. **Communication Channels:** Regular interactions were held with employees at all levels to address concerns, gather feedback, and provide updates on company developments. These interactions contributed to a transparent and harmonious work atmosphere.
- b. **Grievance Redressal Mechanism:** SPPL continued to operate an effective grievance redressal mechanism that enables employees to voice their concerns and seek resolution in a fair and timely manner.

### 3. Employee Strength:

As of the end of FY 2023-24, SPPL's workforce comprised a total of twenty two employees only but has other consultants who are dedicated for the projects. Our team consists of professionals from diverse backgrounds and skill sets, contributing to the company's growth and success.

**Annexure II**

**Form No. MR-3**

**SECRETARIAL AUDIT REPORT**

FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2024

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,  
The Members,  
Shraddha Prime Projects Ltd.,  
(Formerly known as Towa Sokki Limited)  
A 309, Kanara Business Centre Premises CS Limited  
Link Road, Laxmi Nagar,  
Ghatkopar (East), Mumbai 400075.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by M/s. Shraddha Prime Projects Limited (Formerly Known as Towa Sokki Limited) (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our electronic and physical verification of the M/s. Shraddha Prime Projects Limited's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives physically and electronically during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> March 2024 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined electronically the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31<sup>st</sup> March 2024 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(Not Applicable during the period under Review)**
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
  - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (SAST);
  - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
  - (d) The Securities and Exchange Board of India (Share Based Employee Benefits & Sweat Equity) Regulations, 2021; **(Not applicable to the Company during the Audit period)**
  - (e) The Securities and Exchange Board of India (Issue & Listing of Non Convertible Securities) Regulations, 2021 **(Not applicable to the Company during the Audit period)**

## SHRADDHA PRIME PROJECTS LIMITED

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- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(Not applicable to the Company during the Audit period)** and
- (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the Audit period)**
- (i) Other laws as per the representation made by the Company are as follows;
  - Real Estate (Regulation and Development) Act, 2016
  - Co-operative Societies Act, 1912
  - Goods and Service Tax Act, 2017
  - Indian Contracts Act, 1872
  - Indian Stamp Act, 1899
  - Income Tax Act, 1961 and Indirect Tax Laws
  - Maharashtra Ownership Of Flats (Regulation Of The Promotion Of Construction, Sale, Management And Transfer) Act, 1963
  - Employees Provident Fund and Miscellaneous Provisions Act, 1952
  - Employees State Insurance Act, 1948
  - The Environment (Protection) Act, 1986
  - Water (Prevention and control of pollution) Act, 1974
  - Air (Prevention and control of pollution) Act, 1981
  - Applicable Municipal / Panchayat Laws

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board (SS – 1) and general meetings (SS – 2) are complied.
- (ii) The provisions of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (LODR);

During the period under review and as per the explanations/representation made by the management, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We have relied on the representation made by the Company and its officers for systems and mechanism formed by the Company for compliances under other applicable Acts, laws and regulations to the Company.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. There were no changes in the composition of the Board of Directors during the period under review.

- The Company has re-submitted the application for Reclassification of 11 Promoters under Regulation 31A (8) (c) and Regulation 31A (10) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 dated 14<sup>th</sup> March, 2024 pursuant to Open Offer made under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.
- M/s. Vishwas & Associates CA (FRN 143500W), Statutory Auditor of the Company, vide their letter dated 25.01.2024 had resigned from the Company as a Statutory Auditors of the Company.
- M/s A V H P & Company LLP, Chartered Accountants, Mumbai, Firm Registration No. W100671 appointed as



## SHRADDHA PRIME PROJECTS LIMITED

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Statutory Auditor of the Company w.e.f 1<sup>st</sup> February, 2024 to fill up the Casual Vacancy caused in the Office of Statutory Auditor.

- Pursuant to letter of offer date June 30, 2023 for rights issue of Equity Shares of face value of INR. 10.00 each at a premium of INR. 20.00/- each, the Rights Issue Committee has approved allotment of 1,56,45,700 fully paid-up Rights Equity Shares of face value of INR. 10/- each at price of INR. 30/- per Rights Equity Share (including premium of INR. 20/- per Rights Equity Share) dated 28<sup>th</sup> July, 2023. The trading application of BSE was received effective from 02.08.2023.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance and in case of shorter Notice consent of all Directors was taken and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting. Provisions are in place for sharing and handling Unpublished Price Sensitive Information (UPSI) for legitimate purposes as required under The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015. Further as when the UPSI are shared amongst the designated persons an entry is made in the software maintained by the Company for the same as per the requirements of the Law.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period there were no instance of :

- (i) Public / Preference issue of shares / debentures / sweat equity, etc.
- (ii) Redemption / buy-back of securities.
- (iii) Major decisions taken by the members in pursuance to Section 180 of the Companies Act, 2013.
- (iv) Foreign technical collaborations.

Further, our report of even dated to be read along with the following clarifications:

1. Maintenance of Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**For ND & Associates**  
**(Peer Reviewed)**

**Neeta H. Desai**  
**Practising Company Secretary**  
**COP No. 4741**

**Place: Mumbai**  
**Date: 09.08.2024**  
**UDIN: F003262F000935481**

**Annexure III****CERTIFICATE OF NON DISQUALIFICATION OF DIRECTORS**

**(Pursuant to Regulation 34(3) and Schedule Para C Clause (10)(i) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015)**

To  
The Members,  
Shraddha Prime Projects Limited  
A-309, Kanara Business Centre Premises CS Limited,  
Link Road, Laxmi Nagar, Ghatkopar (East),  
Mumbai – 400 075

We have examined the relevant registers, records, forms, returns and disclosure received from the Directors of Shraddha Prime Projects Limited having CIN: L70100MH1993PLC394793 and having registered office at A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar, Ghatkopar (East) Mumbai – 400 075 (hereinafter referred to as 'the Company') produced before us by the Company for the purpose of issuing this certificate in accordance with Regulation 34(3) read with Schedule V Para C sub Clause (10)(i) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our knowledge and according to the verifications including Directors Identification number (DIN) status at the portal [www.mca.gov.in](http://www.mca.gov.in) as considered necessary and explanation furnished to us by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the financial year ending on 31<sup>st</sup> March, 2024 have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities Exchange Board of India, Ministry of Corporate Affairs or such other Statutory Authority.

<b>Sr. No.</b>	<b>Name of The Director</b>	<b>DIN</b>	<b>Date of appointment in the Company</b>	<b>Remark</b>
1.	Sudhir Balu Mehta	02215452	07/05/2021	
2.	Santosh Sadashiv Samant	06586861	28/08/2021	Director of Active Non- Compliant Company
3.	Rohit Agrawal	08480575	07/08/2021	
4.	Shivangi Datta	09262501	07/08/2021	
5.	Nimisha Soni	09462999	13/01/2022	
6.	Ramchandra Krishna Ralkar	02817292	14/04/2022	

Ensuring the eligibility for the appointment or continuity of every Director on the Board of above referred Company is the responsibility of the management of the Company. Our responsibility is to express an opinion as stated above based on our verification. This certificate is neither an assurance as to the future viability of the company or effectiveness with which the management has conducted the affairs of the Company.

**For ND & Associates**  
**(Peer Reviewed)**

**Neeta H. Desai**  
**Practising Company Secretary**  
**COP No. 4741**

**Place: Mumbai**  
**Date: 20.05.2024**  
**UDIN: F003262F000404014**

## SHRADDHA PRIME PROJECTS LIMITED

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### Annexure IV

Ratio of remuneration of each director to the median remuneration of employees of the company for the financial year 2023-24, percentage increase of remuneration of each director and percentage increase in remuneration paid to Directors:

Name of the Director / KMP	Designation	Total Remuneration Paid in F. Y. (2023-24)	Ratio of remuneration of director to the median remuneration	%increase in remuneration
Mrs. Neha Chhatbar	CS	3,01,300	NA	NA

- There are only 22 permanent employees (including KMP) on the payrolls of the Company for the year under review.
- The percentage increase in the median remuneration of employees during the financial year 2023-24: 1411.80% (Last financial year only 1 employee)
- The average increase in remuneration of managerial personnel consisting of KMPs is (21.74%) due to decrease in number of KMP and the increase for employees other than managerial personnel is 31647.78%
- The Board hereby affirms that the remuneration is as per the remuneration policy of the Company.

For **Shraddha Prime Projects Limited**  
(Formerly known as Towa Sokki Limited)

**Sudhir Mehta**  
Managing Director

Place: Mumbai  
Date: 12.08.2024

**Annexure V****REPORT ON CORPORATE GOVERNANCE**

In accordance with Regulation 34 read with Schedule V to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as “Listing Regulations”), the report containing the details of the Governance systems and processes at Shradhdha Prime Projects Limited for the Financial Year 2023-24 is as under:

**Company’s Philosophy on Code of Governance**

Good governance with good intentions is the hallmark of our Company. Our governance policies, structures and processes contribute to the growth of our business and the Board ensures that we have appropriate governance arrangement in place on an ongoing basis and takes necessary steps towards growth and enhancing value for its shareholders.

Integrity, transparency, accountability and compliance with laws which are the columns of good governance are cemented in the Company’s business practices to ensure ethical and responsible leadership both at the Board and at the Management level. Good Corporate Governance being a continuing exercise, your Company stands by its commitment to maintain the best governance and disclosure practices.

The Company is in compliance with the applicable requirement specified in Companies Act, 2013 and Listing Regulations.

**BOARD OF DIRECTORS****Composition of the Board**

The Board has an optimum combination of Executive and Non-Executive Directors including Woman Directors who are all entrusted with the ultimate responsibility of the management and business affairs of the Company to ensure effective governance. As on the date of the Report, the Board consists of Six Directors comprising one Executive Promoter Director, three Non-Executive Independent Directors and two Non-Executive Directors. The Chairman and Managing Director of the Board is an Executive Director. The composition of the Board is in accordance with the provisions of the Companies Act, 2013 and the Listing Regulations, as amended from time to time. The Board has put in place the policies as part of its succession planning exercise to ensure that the same is closely aligned with the strategy and long-term needs of the Company.

**Confirmation and Certification**

The Company annually obtains from each Director, details of the Board and Board Committee positions he/she occupies in other Companies, and changes if any regarding their Directorships. Based on the disclosures received from the Directors, the Company has obtained a certificate from Ms. Neeta H. Desai, Practicing Company Secretary, confirming that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India and Ministry of Corporate Affairs or any such authority and the same forms part of this report.

**Board Independence**

The Independent Directors provide an annual confirmation that they meet the criteria of independence as per Section 149(6) of the Companies Act, 2013 and Regulation 16 of Listing Regulations. Based on the confirmations / disclosures received from the Directors, the Board confirms, that the Independent Directors fulfil the criteria of Independence as specified under Companies Act, 2013 and Listing Regulations and are independent of the management. All Directors are also in compliance with the limit on Independent Directorships of listed companies as prescribed under Regulation 17A of the Listing Regulations. The details of familiarization programme imparted to Independent Directors are provided on the website of the Company viz. <https://shradhdhaprimeprojects.in/investor-relation.php>.

Detail of all the directors Name, Age, Nationality, Date of appointment, Tenure on the Board, Shareholding, Education qualification, Directorship and Committee position in other Public Company

Name	Age	Nationality	Date of Appt	Tenure	Shareholding	Educational Qualification	Directorship & Committee position in public Company
Sudhir Balu Mehta	50	Indian	07.08.2021	5 Years	15105274	Graduate	Nil

## SHRADDHA PRIME PROJECTS LIMITED

Rohit Agarwal	33	Indian	25.08.2021	5 Years	N. A.	Graduate	Nil
Shivangi Datta	45	Indian	25.08.2021	5 Years	N. A.	Post Graduate	Nil
Santosh Samant	47	Indian	28.09.2022	N. A.	N. A.	D.E (Civil)	Nil
Nimisha Soni	45	Indian	28.09.2022	5 Years	N. A.	Post Graduate	Nil
Ramchandra Ralkar	50	Indian	28.09.2022	N. A.	N. A.	DBA	Nil

### Number of meetings of the Board

The Board of Directors met Eleven times during the Financial Year i.e. on 10<sup>th</sup> April, 2023, 30<sup>th</sup> May, 2023, 26<sup>th</sup> June, 2023, 14<sup>th</sup> August, 2023, 4<sup>th</sup> November, 2023, 13<sup>th</sup> November, 2023, 12<sup>th</sup> December, 2023, 28<sup>th</sup> December, 2023, 1<sup>st</sup> February, 2024, 12<sup>th</sup> February, 2024, and 23<sup>rd</sup> February, 2024. The requisite quorum was present for all the meetings of the Board held during the Financial Year 2023-24.

### Details of Board Members

The names of Board of Directors of the Company, their attendance at the Company's Board Meetings and last Annual General Meeting, number of Directorships / Committee Memberships in other Companies during the year under review is given below. The number of Directorship(s), Committee Membership(s)/ Chairmanship(s) of all Directors is within the prescribed limits under Companies Act, 2013 and the Listing Regulations:

Name of the Directors	Category	No. of Board Meetings attended during the period	Attendance at the last AGM held on 28 <sup>th</sup> September, 2023	No. of Directorship in other Indian public limited companies as on 31 <sup>st</sup> March, 2024 (Excluding Shraddha Prime)	No. of Board Committee positions held in other public limited companies as on 31 <sup>st</sup> March, 2024 (Excluding Shraddha Prime)		No. of shares and convertible instruments held in the Company by Non-Executive directors
					Chairmanship	Member	
Sudhir Balu Mehta (DIN 02215452)	Chairman & Managing Director	11	Yes	NIL	NIL		NA
Ramchandra Krishna Ralkar (DIN 02817292)	Non-Executive Director	11	No	NIL	NIL		NA
Santosh Sadashiv Samant (DIN 06586861)	Non-Executive Director	11	Yes	NIL	NIL		NA
Rohit Agrawal (DIN 08480575)	Non Executive Independent Director	11	Yes	NIL	NIL		NA
Shivangi Datta (DIN 09262501)	Non Executive Independent Women Director	11	Yes	NIL	NIL		NA
Nimisha Soni (DIN 09462999)	Non Executive Independent Women Director	11	No	NIL	NIL		NA

## SHRADDHA PRIME PROJECTS LIMITED

### Notes:

- None of the Directors were members of more than ten committees or acted as Chairman of more than five committees across all Public Limited Companies in which they were Directors in terms of Regulation 26 of the Listing Regulations.
- None of the Directors are related to each other.
- None of the Directors held directorship in more than 10 Public Limited Companies.
- None of the Independent Directors of the Company served as Independent Director in more than 7 listed companies.
- Other directorships do not include directorships of private limited companies, foreign companies and companies under Section 8 of the Act.
- Chairmanships / Memberships of Board Committees includes only Audit Committee and Stakeholders' Relationship Committee.

### Skills / Expertise / Competencies of the Board of Directors

- In line with the applicable provisions of the Act and the Listing Regulations, the Company's Board has an optimum combination of Executive and Non-Executive Directors with half of the Board comprising of Independent Directors.
- Your Board comprises of qualified members who collectively bring in the skills, expertise and competencies stated below that allow them to make effective contribution to the Board and its Committees. The table below highlights the Core Areas of Expertise / Skills / Competencies of the Board members.

Skills / Competencies	Sudhir Balu Mehta	Ramchandra Krishna Ralkar	Santosh Sadashiv Samant	Rohit Agrawal	Shivangi Datta	Nimisha Soni
Corporate Strategy and Planning	√	√	√	√	√	√
Industry knowledge and experience	√	√	√	√	√	√
Corporate governance	√	√	√	√	√	√
Leadership qualities	√	√	√	√	√	√
Financial expertise	√	√	√	√	√	√
Experience and exposure in policy shaping and industry advocacy	√	√	√	√	√	√
Understanding of relevant laws, rules, regulations and policies	√	√	√	√	√	√
Risk Management	√	√	√	√	√	√
Legal	√	√	√	√	√	√

### COMMITTEES OF THE BOARD OF DIRECTORS

#### (A) AUDIT COMMITTEE:

The terms of reference, inter alia, comprises the following:

The Audit Committee of the Company is entrusted with the responsibility to supervise the Company's internal controls and financial reporting process and, inter alia, performs the following functions:

- overseeing the Company's financial reporting process and disclosure of financial information to ensure that the financial statements are correct, sufficient and credible;
- recommending the appointment, remuneration and terms of appointment of Statutory Auditors of the Company.
- approving the payment to Statutory Auditors for any other services rendered;



## SHRADDHA PRIME PROJECTS LIMITED

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- reviewing and examining with the management the quarterly and annual financial statements/results and the auditors' report thereon before submission to the Board for approval;
- Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilised for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
- Review and monitor the auditor's independence and performance, and effectiveness of audit process;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of Inter-Corporate Loans and Investments;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Evaluation of Internal Financial Controls and Risk Management Systems;
- Reviewing, with the management, performance of Statutory and Internal Auditors, adequacy of the Internal Control Systems;
- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of Internal audit;
- Discussion with Internal Auditors of any significant findings and follow up there on;
- Reviewing the findings of any internal investigations by the Internal Auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
- To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- To review the functioning of the Whistle Blower Mechanism;
- Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience & background, etc. of the candidate;
- reviewing the utilization of loans and / or advances from / investment in the Subsidiary exceeding ` 100 Crores of 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments;
- Reviewing the compliance of SEBI (Prohibition of Insider Trading) Regulations, 2015 provisions and verifying systems for internal control are adequate;
- Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

The Committee is governed by the terms of reference which are in line with the regulatory requirements mandated by the Act and Listing Regulations. The detailed terms of reference of the Audit Committee is contained in the 'Corporate Governance Code' which is available on the website of the Company at <https://www.shraddhaprimeprojects.in/investor-relations>. Audit Committee ensures that it has reviewed each area that it is required to review under its terms of reference and under applicable legislation or by way of good practice. This periodic review ensures that all areas within the scope of the Committee are reviewed.

As on 31<sup>st</sup> March, 2024, the Audit Committee comprises of three Non-Executive Independent Directors having requisite accounting and financial management expertise.

The Company Secretary officiates as the Secretary of the Committee.

The Audit Committee met five times during the Financial Year i.e. on 30<sup>th</sup> May, 2023, 14<sup>th</sup> August, 2023, 13<sup>th</sup> November, 2023, 1<sup>st</sup> February, 2024 and 12<sup>th</sup> February, 2024. The requisite quorum was present for all the meetings during the Financial Year 2023-24.

## SHRADDHA PRIME PROJECTS LIMITED

The details of the meetings held and attended by the members of the committee during the Financial Year under review is detailed below:

Name of the Director	Category	Position	No. of Meetings	
			Held	Attended
Ms. Shivangi Datta	Non-Executive Independent Director	Chairperson	5	5
Mr. Rohit Agarwal	Non-Executive Independent Director	Member	5	5
Ms. Nimisha Soni	Non-Executive Independent Director	Member	5	5

### (B) NOMINATION AND REMUNERATION COMMITTEE:

The Nomination and Remuneration Committee is responsible for evaluating the skills, experience, independence, diversity and knowledge of the Board and for drawing up selection criteria and appointment procedures. The terms of reference of Nomination and Remuneration Committee are also available on the website of the Company i.e. [www.shraddhaprimeprojects.in](http://www.shraddhaprimeprojects.in). The role of Nomination and Remuneration Committee, inter alia, includes:

- The level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully;
- Relationship of remuneration to performance is clear and meets appropriate performance benchmarks;
- Remuneration to Directors, Key Managerial Personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals;
- Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;
- Formulation of criteria for evaluation of Independent Directors and the Board;
- Devising a policy on Board diversity;
- Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal. The Company has disclosed the remuneration policy and the evaluation criteria in its Annual Report;
- Whether to extend or continue the term of appointment of the independent director on the basis of the report of performance evaluation of independent directors.
- Recommendation to the Board all remuneration in whatever form payable to senior management.

As on 31<sup>st</sup> March, 2024, the Nomination and Remuneration Committee comprises of three Non-Executive Independent Directors. The Company Secretary officiates as the Secretary of the Committee.

During the Financial Year under review, one meeting of the Nomination and Remuneration Committee was held i.e. on 30<sup>th</sup> May, 2023. The necessary quorum was present for the meetings.

The details of the meetings held and attended by the members of the committee during the Financial Year under review are detailed below:

Name of the Director	Category	Position	No. of Meetings	
			Held	Attended
Ms. Shivangi Datta	Non-Executive Independent Director	Chairperson	1	1
Mr. Rohit Agarwal	Non-Executive Independent Director	Member	1	1
Ms. Nimisha Soni	Non-Executive Independent Director	Member	1	1

### Performance evaluation criteria for Board of Directors and Independent Directors:

The performance evaluation of Independent Directors is done by the entire Board of Directors, excluding the Director being evaluated. The performance evaluation indicators include participation and contribution by a director, monitoring

## SHRADDHA PRIME PROJECTS LIMITED

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the corporate governance practices, addressing business challenges and risks, effective management of relationship with stakeholders, integrity and maintenance of confidentiality and independence of judgment. The Nomination and Remuneration Committee also evaluates the usefulness of such performance parameters, and makes necessary amendments. The term of the Independent Director shall be determined on the basis of the performance evaluation report.

The Nomination and Remuneration Committee also reviews the performance of the Board of Directors at such regular intervals as may be necessary on the basis of performance evaluation indicators.

### REMUNERATION OF DIRECTORS:

The Nomination and Remuneration Committee oversees the remuneration to be provided to the Directors and Senior Managerial Personnel and the major points relating to Remuneration policy are as mentioned below. Further, the Nomination and Remuneration Policy is available on the website of the Company [www.shraddhaprimeprojects.in](http://www.shraddhaprimeprojects.in).

#### A. Remuneration structure of Directors:

- i. Independent Directors receive remuneration by way of sitting fees for attending meetings of Board and Board Committees (where they are members) as recommended by the Nomination and Remuneration Committee and approved by the Board and shareholders (wherever required) subject to ceiling/ limits as provided under the Companies Act, 2013 and rules made thereunder or any other enactment for the time being in force.
- ii. The total commission payable to the Independent Directors shall not exceed 1% of the net profit of the Company.
- iii. The remuneration/ compensation/ commission etc. to be paid to Managing Director/Whole-time Director/ Executive Director etc. shall be as per their employment contract/ terms of appointment, subject to the limits and conditions under the Companies Act, 2013 and rules made thereunder or any other enactment for the time being in force and the approval of the shareholders.

#### B. Remuneration structure of Key Managerial Personnel (KMP) and Senior Management is as detailed hereunder:

- i. The Compensation of a KMP and Senior Management Personnel is done keeping in consideration the prevailing market value of the resource, criticality of role and internal parity of the team.
- ii. The remuneration structure to KMPs and Senior Management personnel may include a variable performance linked component.
- iii. No Commission was paid to Independent Directors during the Financial Year 2023-24.

There were no other pecuniary relationships or transactions of Non-Executive, Independent Directors vis-à-vis the Company. The Company has not granted any stock option to any of its Non-Executive, Independent Directors.

#### (C) STAKEHOLDERS' RELATIONSHIP COMMITTEE:

The Stakeholders' Relationship Committee has been constituted in compliance with the provisions of Regulation 20 of Listing Regulations read with section 178 of the Act.

As on 31<sup>st</sup> March, 2024, the Stakeholders' Relationship Committee comprises of three Non-Executive Directors out of which two are Non-Executive Independent Directors. The Company Secretary officiates as the Secretary of the Committee.

During the Financial Year under review, four meetings of the Stakeholders' Relationship Committee were held i.e. on 30<sup>th</sup> May, 2023, 14<sup>th</sup> August, 2023, 13<sup>th</sup> November, 2023 and 12<sup>th</sup> February, 2024.

The details of the meetings held and attended by the members of the committee during the Financial Year under review are detailed below:

## SHRADDHA PRIME PROJECTS LIMITED

Name of the Director	Category	Position	No. of Meetings	
			Held	Attended
Mr. Ramchandra Ralkar	Non-Executive Director	Chairman	4	4
Mr. Rohit Agarwal	Non-Executive Independent Director	Member	4	4
Ms. Nimisha Soni	Non-Executive Independent Director	Member	4	4

### Terms of Reference of Stakeholders' Relationship Committee (SRC):

The terms of reference of the SRC, inter-alia are as follows:

- Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.
- Review of measures taken for effective exercise of voting rights by shareholders.
- Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.

The Company has not received any complaint during the Financial Year 2023-24 and there were no pending complaints from the previous year.

### Name, Designation and Address of the Compliance Officer:

Mrs. Neha Bharat Chhatbar  
Company Secretary and Compliance Officer  
A-304, Kanara Business Centre Premises CS Limited,  
Link Road, Laxmi Nagar, Ghatkopar(East)  
Mumbai –400 075  
Phone: +91 22 21646000  
Email: shraddhaprimeprojects@gmail.com

### SEPARATE INDEPENDENT DIRECTORS' MEETINGS:

The Independent Directors shall meet at least once in a year, without the attendance of Executive Directors and Management Representatives. It is recommended that all the independent directors of the Company be present at such meetings.

During the year under review, the Independent Directors met on 12<sup>th</sup> February, 2024 inter alia, to:

- Evaluate the Performance of Non-Independent Directors and the Board of Directors as a whole;
- Evaluate the Performance of the Chairman of the Company, taking into account the views of the Executive and Non-Executive Directors;
- Evaluation of the quality, content and timeliness of flow of information between the Management and the Board that is necessary for the Board to effectively and reasonably perform its duties.

All the Independent Directors were present at the Meeting.

### SUBSIDIARY ENTITIES

The Company has 4 material unlisted Indian subsidiaries in form of 3 Partnership Firms and 1 Limited Liability Partnership (LLP) viz., Padmagriha Heights, Shree Mangesh Constructions, Shree Krishna Rahul Developers and Roopventures LLP whose income or net worth exceeds ten percent of the consolidated income or net worth of the Company as defined under the Listing Regulations.

The Company monitors the performance of its subsidiaries. The Investments made by the Subsidiary entities are reviewed by the Audit Committee from time to time.

## SHRADDHA PRIME PROJECTS LIMITED

### GENERAL BODY MEETINGS

i. The Details of the last three Annual General Meetings were held as follows:

Date	Venue	Time	No. of Special Resolution/s
28 <sup>th</sup> September, 2023	Via Video Conferencing / Other Audio Visual Means	12 Noon	NIL
28 <sup>th</sup> September, 2022	Via Video Conferencing/ Other Audio Visual Means	11:30 a.m.	<ol style="list-style-type: none"> <li>1. Appointment of Mr. Ramchandra Krishna Ralkar (DIN 02817292) as a Director</li> <li>2. Appointment of Mr. Santosh Sadashiv Samant (DIN 06586861) as a Director</li> <li>3. Appointment of Ms. Nimisha Soni (DIN 09462999) as a Director</li> <li>4. Consent of the Members to withdraw the resolution passed by the members earlier through postal ballot dated the Saturday 12<sup>th</sup> February, 2022, bearing resolution no. 02, for Increase in the authorized capital of the Company</li> </ol>
21 <sup>st</sup> August, 2021	Via Video Conferencing/ Other Audio Visual Means	11:00 a.m.	<ol style="list-style-type: none"> <li>1. Approval of the limits for the Loans and Investment by the Company in terms of the provisions Section 186 of the Companies Act, 2013</li> <li>2. Approval for enhancement of borrowing limits and creation of security on the assets of the Company in terms of the provisions Section 180 of the Companies Act, 2013.</li> <li>3. Appointment of Mr. Sudhir Mehta (DIN: 02215452) as Director</li> <li>4. Appointment of Mr. Sudhir Mehta (DIN: 02215452) as Managing Director</li> <li>5. Appointment of Mr. Vishal Salecha (DIN: 06716387) as Director</li> <li>6. Appointment of Mr. Vishal Salecha (DIN: 06716387) as Whole Time Director</li> <li>7. Appointment of Mr. Rajesh Mehta (DIN: 02982220) as a Director</li> <li>8. Appointment of Mr. Rajesh Mehta (DIN: 02982220) as Whole Time Director</li> <li>9. Appointment of Mr. Rohit Agrawal (DIN: 08480575) as a Director and approval of term as Non- Executive Independent Director of the Company</li> <li>10. Appointment of Ms. Shivangi Datta (DIN: 09262501) as a Director and approval of term as Non- Executive Independent Women Director of the Company</li> <li>11. Appointment of Mr. Surendra Shah (DIN: 09262753) as a Director and approval of term as Non- Executive Independent Director of the Company</li> <li>12. Shifting the registered office of the Company from the State of Gujarat to the State of Maharashtra</li> <li>13. Increase the Authorised Share Capital of the Company.</li> </ol>

## SHRADDHA PRIME PROJECTS LIMITED

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**ii. Details of Extra-Ordinary General Meetings of the Company held are given below:**

No Extra-Ordinary General Meeting was held during the Financial Year 2023-24.

**iii. Details of Resolution passed through Postal Ballot, the persons who conducted the postal ballot exercise and details of the voting pattern:**

One Ordinary Resolution passed through Postal Ballot.

Appointment of M/S. A V H P & Company LLP, Chartered Accountants as the Statutory Auditors of the Company to fill the Casual Vacancy Caused by Resignation of M/S. Vishwas & Associates Chartered Accountants.

**Conducted by:** ND & Associates

**Voting pattern:** 1:1

**MEANS OF COMMUNICATION:**

- a) Publication of Quarterly/Annual Financial Results: The Company's quarterly results are generally published in prominent national and regional dailies like Financial Express and Pratahkal and are also displayed on its website <http://www.shraddhaprimeprojects.in/>.
- b) News releases: Official news releases and official media releases are sent to Stock Exchanges.
- c) Presentations to Institutional Investors/Analysts: Detailed presentations are made to institutional investors and financial analysts on the Company's unaudited quarterly as well as audited annual financial results. These presentations are also uploaded on the Company's website <http://www.shraddhaprimeprojects.in/>.
- d) All periodical information including the statutory filings and discussions are filed with BSE.

**GENERAL SHAREHOLDER INFORMATION:**

- a) CIN No.: L70100MH1993PLC394793
- b) Registered Office Address :A-309, Kanara Business Centre Premises CS Limited, Link Rd, Laxmi Nagar, Ghatkopar (East), Mumbai-400075 Phone: +91 22 21646000 Email: shraddhaprimeprojects@gmail.com
- c) The format of the Register of Members prescribed by the Ministry of Corporate Affairs under the Companies Act, 2013 requires the Company / Registrars and Transfer Agents to record additional details of Members, including their Permanent Account Number details (PAN), e-mail address, bank details for payment of dividend, etc. Further, the Securities and Exchange Board of India has mandated the submission of PAN by every participant in the securities market.
- d) Annual General Meeting to be held:  
Day: Thursday  
Date: 26<sup>th</sup> September, 2024  
Mode: VC/ OAVM  
Financial Year: The financial year of the Company starts on 1<sup>st</sup> April and ends on 31<sup>st</sup> March of next year. For the financial year ended 31<sup>st</sup> March, 2024, the financial results were announced  
First Quarter 14<sup>th</sup> August, 2023  
Second Quarter 11<sup>th</sup> November, 2023  
Third Quarter 12<sup>th</sup> February, 2024  
Fourth Quarter 29<sup>th</sup> May, 2024
- e) Date of Book Closure : Friday 20<sup>th</sup> September, 2024 to Thursday 26<sup>th</sup> September, 2024 (both days inclusive)
- f) Dividend Payment Date : Not announced
- g) Stock Exchange on which the Company's Shares are listed: BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001.

The Company confirms that it has paid annual listing fees to the Stock Exchange for the year 2024-25.



## SHRADDHA PRIME PROJECTS LIMITED

### i) Dematerialization of Shares and liquidity:

As on 31<sup>st</sup> March, 2024, all except 115700 equity shares of the Company are held in dematerialized form. The breakup of the equity shares held in dematerialised and physical form as on 31<sup>st</sup> March, 2024 is as follows-

Particulars	No. of Shares	Percentage of Equity
NSDL	1278448	6.33
CDSL	18806352	93.10
Physical	115700	0.57
<b>Total</b>	<b>20200500</b>	<b>100</b>

### j) Reconciliation of Share Capital Audit

As stipulated by SEBI, a qualified Practicing Company Secretary carries out the Reconciliation of Share Capital to reconcile the total capital held with the National Security Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) with the total issued and listed capital. The Audit is carried out every quarter and the report thereon is submitted to the Stock Exchanges. The report, inter alia, confirms that the number of shares issued, listed on the Stock exchange and that held in demat and physical mode are in agreement with each other.

### k) Outstanding GDRs/ADRs/Warrants/Convertible instruments:

There are no outstanding GDRs/ADRs/Warrants or any Convertible Instruments, as at the year end.

### l) Debt Securities

There are no outstanding Non-Convertible Debentures, as at the end of the financial year.

### m) Commodity Price Risk/Foreign Exchange Risk and Hedging:

The Company did not engage in hedging activities.

### n) Plant Locations:

The Company does not have any plant.

### o) Stock Code:

BSE Limited 513771

ISIN Number for NSDL & CDSL: **INE311M01018**

### p) Market Price Data: High/Low during each month during the Financial Year 2023-2024:

Month	Open	High	Low	Close	No. of Shares	No. of Trades	Total Turnover	Deliverable Quantity	% Deli. Qty to Traded Qty	* Spread	
										H-L	C-O
Apr 23	20.37	20.37	20.37	20.37	750	2	15,277	750	100.00	0.00	0.00
May 23	20.37	21.38	20.37	21.38	610	4	12,839	610	100.00	1.01	1.01
Jun 23	21.38	31.54	21.38	31.54	84,601	38	19,06,291	84,601	100.00	10.16	10.16
Jul 23	31.85	42.99	31.85	40.90	5,03,468	927	1,94,45,599	5,03,468	100.00	11.14	9.05
Aug 23	39.65	48.54	32.20	45.71	7,96,162	1,074	3,06,34,982	7,96,162	100.00	16.34	6.06
Sep 23	44.80	49.47	40.00	40.00	2,62,106	646	1,18,09,753	2,62,106	100.00	9.47	-4.80
Oct 23	40.00	43.99	36.50	41.29	2,92,648	733	1,19,36,105	2,92,648	100.00	7.49	1.29
Nov 23	41.30	49.00	38.30	49.00	2,00,844	472	86,26,056	1,80,036	89.64	10.70	7.70
Dec 23	51.45	100.39	51.45	100.39	11,44,696	2,348	9,06,28,756	10,56,301	92.28	48.94	48.94
Jan 24	102.35	131.90	102.35	116.15	3,06,050	858	3,61,93,824	3,06,050	100.00	29.55	13.80
Feb 24	113.85	167.05	113.85	167.05	2,29,429	662	3,19,49,513	2,29,429	100.00	53.20	53.20
Mar 24	170.35	184.30	148.15	163.85	1,66,884	883	2,84,90,297	1,66,884	100.00	36.15	-6.50

## SHRADDHA PRIME PROJECTS LIMITED

**q) Registrar & Share Transfer Agent:**

M/s RCMC Share Registry Private Limited  
 B-25/1, First Floor,  
 Okhla Industrial Area, Phase - II,  
 NEW DELHI – 110020  
 Phone: 011-26387320  
 Fax: 011-26387322  
 Email ID: rakesh@rcmcdelhi.com

**s) Share Transfer System:**

In terms of SEBI Listing Amendment Regulations, 2022 dated 24<sup>th</sup> January, 2022 all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialized form. In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialization, members are advised to dematerialize the shares held by them in physical form.

**t) Distribution of shareholding as on 31<sup>st</sup> March, 2024:**

Shareholding of value of Rs.	Shareholders		Shareholdings	Amount	% to total
	Number	% to total	Shares		
UPTO TO 5000	984	66.17	148153	1481530.00	3.25
5001 TO 10000	165	11.10	142690	1426900.00	3.13
10001 TO 20000	94	6.32	147152	1471520.00	3.23
20001 TO 30000	41	2.76	107829	1078290.00	2.37
30001 TO 40000	15	1.01	54389	543890.00	1.19
40001 TO 50000	33	2.22	156548	1565480.00	3.44
50001 TO 100000	61	4.10	462180	4621800.00	10.15
100001 and Above	94	6.32	18981559	189815590.00	416.74
** G Total	1487	100.00	20200500	202005000.00	443.50

**Shareholding Pattern (category wise) as on 31<sup>st</sup> March, 2024:**

Category (I)	Category of shareholder (II)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)			
								No of Voting (XIV) Rights			Total as a % of (A+B+C)
								Class eg: X	Class eg: y	Total	
(A)	Promoter & Promoter Group	4	15150374	0	0	15150374	75.00	15,150,374	0	15,150,374	75.00
(B)	Public	1483	5050126	0	0	5050126	25.00	5,050,126	0	5,050,126	25.00
(C)	Non Promoter - Non Public	0	0	0	0	0	0.00	0	0	0	0.00
(C1)	Shares underlying DRs					0	0.00	0	0	0	0.00
(C2)	Shares held by Employee Trusts					0	0.00	0	0	0	0.00
	<b>Total</b>	<b>1487</b>	<b>20200500</b>	<b>0</b>	<b>0</b>	<b>20200500</b>	<b>100</b>	<b>20,200,500</b>	<b>0</b>	<b>20,200,500</b>	<b>100.00</b>

## SHRADDHA PRIME PROJECTS LIMITED

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**u) Address for correspondence:**

**Registrar and Share Transfer Agent:**

RCMC Share Registry Private Limited  
B-25/1, First Floor,  
Okhla Industrial Area, Phase - II,  
NEW DELHI – 110020  
Phone: 011-26387320  
Fax: 011-26387322  
Email ID: rakesh@rcmcdelhi.com

**Investor Relations Department:**

Shraddha Prime Projects Limited  
Mrs. Neha Bharat Chhatbar  
Company Secretary and Compliance Officer  
A-304, Kanara Business Centre Premises CS Limited,  
Link Road, Laxmi Nagar, Ghatkopar(East)  
Mumbai – 400 075  
Phone: +91 22 21646000  
Email: shraddhaprimeprojects@gmail.com

**v) Unclaimed and Unpaid Dividends, and transfer of Shares to IEPF: As on 31<sup>st</sup> March, 2024, the following amounts: Not Applicable**

**DISCLOSURES:**

**a) CEO/CFO Certification:**

The CEO and CFO certification in terms of Regulation 17(8) read with Part B of Schedule II of the Listing Regulations forms part of the Annual Report.

**b) Related Party Transactions:**

All Related Party Transactions (RPTs) which were entered into by the Company during the Financial Year under review were on arms' length basis and were in the ordinary course of business and did not attract provisions of section 188 of the Companies Act, 2013 and were also not material RPTs under Regulation 23 of the Listing Regulations. During the year 2023-24, as required under section 177 of the Companies Act, 2013 and Regulation 23 of the Listing Regulations, all RPTs were placed before the Audit Committee for approval.

A statement showing the disclosure of transactions with related parties as required under Accounting Standard 18 is set out separately in this Annual Report. There were no material transactions entered into with related parties, during the period under review, which may have had any potential conflict with the interests of the Company.

A Policy on materiality of RPTs and also on dealing with RPTs has been formulated by the Board and is placed on the website of the Company viz. <https://www.sharddhaprimeprojects.in/investor-relations>

**c) Non Compliances/Strictures/Penalties Imposed:**

During the last three years, there were no penalties or strictures imposed on the Company by SEBI, Stock Exchange or any statutory authority on any matter related to capital market.

**d) Disclosure of Accounting Treatment:**

The Company has followed all relevant Accounting Standards while preparing the Financial Statements.

**e) Whistle Blower Policy/Vigil Mechanism:**

Pursuant to section 177(9) of the Companies Act, 2013 and Regulation 22 of the Listing Regulations, the Board of Directors of the Company has adopted Whistle Blower Policy wherein employees can report genuine concerns

## SHRADDHA PRIME PROJECTS LIMITED

about unethical behavior, actual or suspected fraud, or violation of Code of Conduct and Ethics. It also provides for adequate safeguards against victimisation of employees who avail of the whistle blower mechanism and allows direct access to the Chairperson of the Audit Committee in exceptional cases. The Company affirms that no employee has been denied access to the Audit Committee.

The said Policy is placed on the website of the Company viz. <https://www.sharddhaprimeprojects.in>

f) **Dividend Distribution Policy:** NA

g) **During the year, all recommendations of the committees of the Board have been accepted by the Board.**

h) **Disclosures under The Prevention of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:**

The Company has zero tolerance for sexual harassment at workplace and has adopted a policy in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules framed thereunder. During the year under review, the Company had not received any Complaints.

- Number of complaints filed during the financial year: Nil
- Number of complaints disposed of during the financial year: Nil
- Number of complaints pending as on end of the financial year: Nil.

Disclosure by listed entity and its subsidiaries of

i) **Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount**

(Rs. in Lakhs)

Head In the books of Company name	Loans given to	Loan and advances given during the year	Balance as on 31.03.2024
Shraddha Prime Projects Limited (Parent Company)	Shraddha Buildcon Private Limited	818.81	0.83
Padmagriha Heights (Subsidiary Firm)	Shraddha Globe LLP	66.67	295.44
Shree Mangesh Constructions (Subsidiary Firm)	Shraddha Realty	25.51	25.51
	Nayak Realty	359.45	359.45
	Shraddha Landmark Private Limited	199.83	211.41
Shree Krishna Rahul Developers (Subsidiary Firm)	Shraddha Highrise	201.97	201.97
	Nayak Realty	570.88	570.88

j) **Details of material subsidiaries of the listed entity; including the date and place of incorporation and the name and date of appointment of the statutory auditors of such subsidiaries:**

The subsidiary firms of the Company being partnership firm and LLP are not regulated by the Companies Act, 2013 and therefore the provisions of statutory audit as per the Act is not applicable to them. However, the Statutory Auditors of the Company have audited the Ind AS Converted financial statements of the subsidiary firms required for the purpose of consolidation.

Sr.	Name of the Material Subsidiary	Incorporation details	
		Date	Place
1.	Shree Krishna Rahul Developers	20.07.2006	Mumbai
2	Padmagriha Heights	19.12.2011	Mumbai
3	Shree Mangesh Constructions	24.06.2010	Mumbai
4	Roopventures LLP	19.10.2022	Mumbai

## SHRADDHA PRIME PROJECTS LIMITED

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**k) Code of Conduct:**

Regulation 17(5) of the Listing Regulations, 2015, requires listed companies to lay down a Code of Conduct for directors and senior management, incorporating duties of directors as laid down in the Companies Act, 2013.

The Board has formulated a code of conduct for the Board members and Senior Management Personnel of the Company and the same is placed on the website of the Company viz. <https://www.shraddhaprimeprojects.in>.

All Directors and Senior Management Personnel have affirmed compliance with the code for 2023-24. A declaration to this effect signed by the Chairman and Managing Director is given in this Annual Report.

**l) Management Discussion and Analysis:**

The Management Discussion and Analysis report has been separately furnished in Annual Report and forms a part of the Annual Report.

**m) Policy on Insider Trading:**

The Company has adopted a Code of Conduct for prevention of Insider Trading with a view to regulate trading in securities by the Directors and Designated Employees of the Company. The Company has formulated a code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information. The Company is in adherence to the SEBI (Prohibition of Insider Trading) Regulations, 2015 and amendments thereto.

**n) Certificate under Regulation 34(3) of SEBI (LODR) Regulations, 2015:**

M/s. ND & Associates, Practicing Company Secretary, have issued a certificate as required under the Listing Regulations, confirming that none of the Directors on the Board of Company have been debarred or disqualified from being appointed or continuing as Directors of companies by SEBI/Ministry of Corporate Affairs or any such statutory authority is appended and forms part of the Annual Report.

**o) Compliance Certificate on Corporate Governance:**

As required by Schedule V of the Listing Regulations, the Certificate on Corporate Governance is appended and forms part of the Annual Report.

**p) Disclosure of compliance with Corporate Governance requirements under Regulations 17 to 27 and Regulation 46(2) of the Listing Regulations**

The Company has complied with the requirements specified in Regulation 17 to 27 and Clauses (b) to (i) of sub regulation (2) of Regulation 46 of the Listing Regulations.

**q) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements:**

The Company has complied with all the mandatory requirements of the Listing Regulations relating to Corporate Governance. The Company has reviewed the non-mandatory requirements as specified in the Listing Regulations and it shall be adopted /complied by the Company on need basis.

**For Shraddha Prime Projects Limited**

**Sudhir Balu Mehta**  
**Chairman & Managing Director**

**DIN: 02215452**  
**Mumbai, 12<sup>th</sup> August, 2024**

**DECLARATION OF COMPLIANCE WITH THE CODE OF CONDUCT:**

This is to certify that the Company has in place a Code of Conduct applicable to the Board Members as well as the Senior Management Personnel. All the Board Members and the Senior Management Personnel have affirmed compliance with the Code of Conduct for the 2023-24.

**Certificate under Regulation 34(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Based on my scrutiny of the records, documents and information provided by Shraddha Prime Projects Limited (the 'Company'), CIN: L70100MH1993PLC394793, having its registered office at A-309, Kanara Business Centre Premises CS Limited, Link Rd, Laxmi Nagar, Ghatkopar (East), Mumbai-400075, for verification and disclosures and declarations given by the Directors to the Company under applicable statutes and also based on the verification of facts regarding the Board of Directors of the Company, available in the public domain, I hereby certify that the none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors of companies either by the Securities and Exchange Board of India or the Ministry of Corporate Affairs or any such statutory authority.

**For Shraddha Prime Projects Limited**

**Sudhir Balu Mehta**  
**Chairman & Managing Director**  
**DIN: 02215452**  
**Mumbai, 12 August, 2024**

**For ND & Associates**

**Neeta H. Desai**  
**FCS No. 3262**  
**CP No. 4741**  
**UDIN No.: F003262F001066203**  
**Mumbai, 28 August, 2024**



## SHRADDHA PRIME PROJECTS LIMITED

### Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries or associate companies or joint ventures

#### Part A – Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs.)

Sl. No.	Particulars	Name of the Subsidiary Firms			
		Shree Krishna Rahul Developers	Padhmagriha Heights	Shree Mangesh Constructions	Roopventures LLP
1.	The date since when subsidiary was acquired	22.09.2022	30.06.2022	28.02.2023	30.11.2023
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period.	Same as Holding Company	Same as Holding Company	Same as Holding Company	30.11.2023-31.03.2024
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries.	NA	NA	NA	NA
4.	Share capital	50,000	50,000	50,000	1,00,000
5.	Reserves and surplus	10,08,55,421	2,65,51,305	2,04,98,398	3,13,63,539
6.	Total assets	24,19,37,251	31,26,99,360	14,12,24,015	6,66,84,039
7.	Total Liabilities	14,10,31,828	28,60,98,055	12,06,75,617	3,52,20,500
8.	Investments	-	-	5,09,629	-
9.	Turnover	11,53,80,640	20,77,78,750	8,21,85,982	-
10.	Profit before taxation	3,51,73,680	1,56,61,754	2,63,91,105	(3,24,706)
11.	Provision for taxation	1,25,84,973	60,07,886	1,11,77,206	-
12.	Profit after taxation	2,25,88,707	96,53,868	1,52,13,899	(3,24,706)
13.	Proposed Dividend	NA	NA	NA	NA
14.	Extent of shareholding (in percentage)	99%	99%	95%	50%

**Notes:** The following information shall be furnished at the end of the statement:

- Names of subsidiaries which are yet to commence operations
- Names of subsidiaries which have been liquidated or sold during the year.

## SHRADDHA PRIME PROJECTS LIMITED

### Form AOC-2

Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in subsection (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

#### **1. Details of contract or arrangements or transactions not at Arm's length basis: Nil**

All transactions entered into by the Company during the year with related parties were on arm's length basis.

#### **2. Details of contract or arrangements or transactions at arm's length basis:**

Sr. No.	Name of Related Party	Nature of Relationship	Nature of contracts/ arrangements/ transactions	Duration of the contracts/ arrangements/ transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Date(s) of approval by the Board, if any	Amount paid as advances, if any
1	Shraddha Highrise	Director is partner	Purchased of Goods and Services	Continue	NA	30.05.2023	NIL
2	Mital Mehta	Spouse of Director	Sale of Goods or Services	Continue	NA	30.05.2023	NIL
3	Shraddha Landmark Private Limited	Group Company	Loan	Continue	NA	30.05.2023	NIL
4	Sudhir Mehta	Managing Director	Loan	Continue	NA	30.05.2023	NIL
5	Shraddha Build-con Private Limited	Group Company	Loan	Continue	NA	30.05.2023	NIL
6	Om Vaishnavi Developers	Group Company	Loan	Continue	NA	30.05.2023	NIL
7	Shraddha Equinox LLP	Group Company	Loan	Continue	NA	30.05.2023	NIL
8	Shraddha Globe LLP	Group Company	Loan	Continue	NA	30.05.2023	NIL
9	Nayak Realty	Group Company	Loan	Continue	NA	30.05.2023	NIL
10	Shraddha Realty	Group Company	Loan	Continue	NA	30.05.2023	NIL

## SHRADDHA PRIME PROJECTS LIMITED

### INDEPENDENT AUDITOR'S REPORT

To the Members of **Shraddha Prime Projects Limited**

#### Report on the Audit of the Standalone Financial Statements

#### Opinion

We have audited the accompanying standalone financial statements of Shraddha Prime Projects Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2024, and the Statement of Profit and Loss, including Other Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the standalone financial statements, including material accounting policy information and other explanatory information (hereinafter referred to as the "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 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and profit, other comprehensive income, changes in equity and its cash flows 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 (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 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the year ended March 31, 2024. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1.	<b>Revenue Recognition for Real Estate Projects</b> Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of Ind AS 115 using the percentage of completion method. This determination is based on the proportion that contract costs actually incurred, bear to the estimated total contract costs, and requires significant judgements, including estimate of balance costs to complete, identification of contractual obligations, the Company's rights to receive payments for performance completed till date, changes in scope and consequential revised contract price.	Our audit procedures in respect of this area, among others, included the following: <ul style="list-style-type: none"><li>• We read the Company's revenue recognition accounting policies and assessed appropriateness and compliance of the policies with the Ind AS 115.</li><li>• We assessed the management evaluation of recognising revenue from real estate contracts over a period of time in accordance with the requirements under Ind AS 115.</li><li>• We tested controls over revenue recognition with specific focus on determination of percentage of completion, recording of costs incurred and estimation of costs to complete the remaining contract obligations.</li></ul>

## SHRADDHA PRIME PROJECTS LIMITED

	<p>Revenue recognition is significant to the standalone financial statements based on the quantitative materiality. The application of percentage of completion method involves significant judgement as explained above. Accordingly, we regard these as key audit matter.</p>	<ul style="list-style-type: none"> <li>• We inspected a sample of underlying customer contracts, performed retrospective assessment of costs incurred with estimated costs to identify significant variations and assess whether those variations have been considered in estimating the remaining costs-to-complete and consequential determination of stage of completion.</li> <li>• We tested controls and management processes pertaining to recognition of revenue over a period of time in case of real estate projects.</li> <li>• We performed test of details, on a sample basis, and inspected the underlying customer contracts/ agreements evidencing the transfer of control of the asset to the customer based on which revenue is recognised over a period of time.</li> <li>• We assessed the adequacy and appropriateness of the disclosures made in standalone financial statements in compliance with the requirements of Ind AS 115.</li> </ul>
2.	<p><b>Assessing the carrying value of Inventory</b> The company inventory comprises of ongoing real estate projects which are stated at the lower of cost and net realizable value. The determination of NRV involves estimates based on prevailing market conditions and taking into account the stage of completion of the inventory, the estimated future selling price, cost to complete projects and selling costs. The costs of the projects not qualifying as expense as per percentage of completion method is forming part of the inventory value as on the balance sheet. We have considered the valuation of inventory as a key audit matter on account of the significance of the balance to the standalone financial statements and involvement of significant judgement in estimating future selling prices and cost to complete the projects including impact on inventory due to percentage of completion method.</p>	<p>Our audit procedures in respect of this area, among others, included the following:</p> <ul style="list-style-type: none"> <li>• Obtained an understanding of the Management’s process and methodology of using key assumptions for determining the valuation of inventory as at the year-end.</li> <li>• Reviewed the calculation of percentage of completion methodology adopted by the company and its use of estimates for revenue recognition and its impact on inventory valuation.</li> <li>• We evaluated the design and operation of internal controls related to testing recoverable amounts with carrying amount of inventory, including evaluating management processes for estimating future costs to complete projects.</li> <li>• Assessed the appropriateness of the selling price estimated by the management and verified the same on a test check basis, by comparing the estimated selling price to recent market prices in the same projects or comparable properties.</li> <li>• Compared the estimated construction cost to complete the project with the Company’s updated budgets and assessed the adequacy and appropriateness of the disclosures made in the standalone financial statements with respect to Inventory in compliance with the requirements of applicable Indian Accounting Standards and applicable financial reporting framework.</li> </ul>

### Information Other than the Standalone Financial Statements and Auditor’s Report Thereon

The Company’s Board of Directors is responsible for the other information. The other information comprises the Directors’ report & Management Discussion and Analysis but does not include the standalone financial statements and our auditor’s report thereon. The Directors’ report & Management Discussion & Analysis is expected to be made available to us after the date of this auditor’s report.

Our opinion on the standalone 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 standalone 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 standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Directors' report & Management Discussion and Analysis, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance under SA 720 'The Auditor's responsibilities Relating to Other Information'. We have nothing to report in this regard.

### **Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements**

The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act 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 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 statements 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, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also 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 skepticism 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. 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 with reference to standalone financial statements 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 and Board of Directors.
- Conclude on the appropriateness of management and Board of Director'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

## SHRADDHA PRIME PROJECTS LIMITED

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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 requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the year ended March 31, 2024 and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Other Matter

The audit of standalone financial statements for the corresponding quarter and year ended March 31, 2023 included in the standalone financial statements as comparative figures was carried out and reported by erstwhile auditors Vishwas & Associates, who have expressed unmodified opinion vide their audit report dated May 30, 2023, and which have been relied upon by us for the purpose of our audit of the Standalone financial statements.

Our opinion on the Standalone financial statements is not modified in respect of this matter.

### 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, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, 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 (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flow 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 Indian Accounting Standards specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above.
  - (g) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".



## SHRADDHA PRIME PROJECTS LIMITED

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- (h) In our opinion, according to information, explanations given to us, no remuneration is paid by the Company to its directors during the year and therefore it is within the limits prescribed under Section 197 read with Schedule V of the Act and the rules thereunder.
- (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- (i) The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 38 to the standalone 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)
    - 1) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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.
    - 2) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities (Funding Parties), with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the Company shall, 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.
    - 3) Based on our audit procedures performed that have been considered reasonable and appropriate in the circumstances, and according to the information and explanations provided to us by the Management in this regard nothing has come to our notice that has caused us to believe that the representations under subclause (i) and (ii) of Rule 11(e) as provided under (1) and (2) above, contain any material mis-statement.
  - (v) In our opinion and according to the information and explanation given to us, the company has not declared any dividend during the year or the previous year.
  - (vi) Based on our examination, which included test checks the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility. The audit trail feature has been operated throughout the year for all transactions recorded in the accounting software. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, 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 March 31, 2024.

For **A V H P & Company LLP**  
Chartered Accountants  
ICAI Firm Registration No.: W100671

**Hitesh Purohit**  
Partner  
Membership No.: 147968  
ICAI UDIN: 24147968BKCPMH6114

Place: Mumbai  
Date: May 29, 2024

## SHRADDHA PRIME PROJECTS LIMITED

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### **ANNEXURE A to the Independent Auditor's Report of even date on the Standalone Financial Statements of Shradha Prime Projects Limited for the year ended March 31, 2024**

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report]

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- i. (a) A. The Company had Nil property, plant and equipment during the year other than right-of-use assets (ROU). It has maintained proper records showing full particulars, including quantitative details, situation and relevant details of the said right-of-use assets,  
B. The Company had Nil intangible assets during the year. Accordingly, the provisions stated under clause 3(i)(a)(B) of the Companies (Auditor's Report) Order, 2020 ("the Order") are not applicable to the Company.
- (b) Right of use assets have been physically verified by the management during the year at the regular intervals. According to the information and explanation given to us, no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, during the year the Company does not have any immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, the provisions stated under clause 3(i)(c) of the Order are not applicable to the Company.
- (d) According to the information and explanations given to us, the Company has not revalued its Property, Plant and Equipment (including right-to-use assets) or intangible assets during the year.
- (e) According to the information and explanations given to us, no proceedings has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988, as amended and rules made thereunder. Accordingly, the provisions stated under clause 3(i)(e) of the Order are not applicable to the Company.
- ii. (a) Having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and nature of its operations and no discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with books of account.
- (b) As disclosed in Note 14 to the standalone financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crore in aggregate from a financial institution during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the standalone Ind AS financial statements, where the statements are filed by the Company with such banks are in agreement with the books of accounts of the Company.
- iii. (a) During the year, the Company has made investments in and provided loans and stood guarantee to companies, firms and limited liability partnerships as follows:

## SHRADDHA PRIME PROJECTS LIMITED

(Rs. In Lakhs)

Particulars	Loans to subsidiary partnership firms classified as Investment in partnership firms in Balance sheet	Unsecured Loans/Advances in nature of loans	Guarantees (as a co-borrower/co – applicant/mortgagor)
<b>Aggregate amount granted/ provided during the year</b>			
- Subsidiaries (being partnership firms and subsidiary LLP)	4,242.08	-	1,938.14*
- Others	-	818.81	16,500.00#
<b>Balance Outstanding as at balance sheet date in respect of above cases</b>			
- Subsidiaries (being partnership firms and subsidiary LLP)	1,577.51	-	1,855.51*
- Others	-	(0.83)	8,701.25#

\*This amount represents the total sanctioned amount of dropline overdraft facility availed by two of the subsidiary partnership firms during the year from a bank in which the company along with the Managing Director is a co-applicant/co-borrower. The total amount sanctioned by the bank is Rs. 4,780.00 Lakhs while the maximum balance as borrowed by the firms was Rs. 1,938.14 Lakhs during the year and the closing balance outstanding as on March 31, 2024 was Rs. 1,855.51 Lakhs.

#The Company in previous year entered into a 'Debenture Trust Deed' whereby it was a Mortgagor/guarantor for the debentures amounting to Rs. 16,500.00 Lakhs out of which debentures amounting to Rs. 13,500.00 Lakhs were issued by Shraddha Landmark Private Limited (the "issuer"), a private limited company under common management which is identified as a Related Party of the Company. Closing balance outstanding towards the said debentures by the issuer company was Rs. 8,701.25 Lakhs

Two of the ongoing projects of the Company alongwith two projects of the issuer company were provided as a security for the said debentures. The Company has received loan from the issuer company for construction finance for its mortgaged projects and working capital requirements.

- (b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the investments made, guarantees provided and the terms and conditions of the grant of all the above-mentioned loans and advances provided during the year are, prima facie, not prejudicial to the interest of the Company.
- (c) According to the information and explanations provided to us, advances granted to subsidiary partnership firms and limited liability firms as current investment are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. The repayment of investments/loans demanded during the year have been received.
- (d) According to information and explanations given to us and based on the audit procedures performed, in respect of unsecured advances in the nature of loans granted by the Company, there is no overdue amount remaining outstanding as at the balance sheet date.
- (e) There were no loans or advance in the nature of loans granted to companies, firms or any other parties which has fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- (f) The Company has granted loans or advances in the nature of loans (including current account advances to subsidiary firms), either repayable on demand or without specifying any terms or period of repayment to following parties, which are also related parties as defined in clause (76) of section 2 of the Companies Act, 2013. No such loans have been granted to Promoters or any other parties.

(Rs. In Lakhs)

<b>Particulars</b>	<b>All Parties</b>	<b>Promoters</b>	<b>Related Parties</b>
Aggregate amount of loans/advances in nature of loans - Repayable on demand	5,060.89	-	5,060.89
Percentage of loans/advances in nature of loans to the total loans	100%	-	100%

- iv. In our opinion and according to the information and explanations given to us, the Company has complied with applicable provisions of Section 185 and Section 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees provided. Further, as the Company is engaged in the business of providing infrastructural facilities, the provisions of Section 186 [except for sub-section 1] are not applicable to the Company.
- v. In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- vi. We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under Section 148(1) of the Companies Act, 2013, related to construction industry, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- vii. (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, undisputed statutory dues including goods and services tax, income tax, sales-tax and other statutory dues have generally been regularly deposited by the Company with appropriate authorities during the year. The Company's operations during the year did not give rise to any liability for value added tax, service tax, provident fund, duty of customs, cess employees' state insurance and excise duty.
- There are no undisputed amounts were in arrears as at March 31, 2024, outstanding for a period of more than six months from the date they became payable.
- (b) There is no statutory dues referred in foregoing paragraph vii(a) above, which have not been deposited with the appropriate authority on account of any dispute.
- viii. According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in Income-tax Assessment of the Company. Accordingly, the provision stated under clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) In our opinion and according to the information and explanations given to us and the records of the Company examined by us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) In our opinion and according to the information and explanations provided to us, money raised by way of term loans during the year have been applied for the purpose for which they were raised.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the standalone financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) According to the information explanation given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from an any entity or person on account of or to meet the obligations of its subsidiaries, associates, or joint ventures.

## SHRADDHA PRIME PROJECTS LIMITED

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- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries or joint ventures. Accordingly, reporting under Clause 3(ix)(f) of the order is not applicable to the Company.
- x. (a) In our opinion and according to the information explanation given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions stated under clause 3(x)(a) of the Order are not applicable to the Company.
- (b) The Company has made Rights Issue of Equity Shares during the year and raised Rs. 4,693.00 Lakhs whereby 1,56,45,700 fully paid-up rights equity shares of face value of Rs. 10/- each were issued at price of Rs. 30/- per rights equity share (including premium of Rs. 20/- per rights equity share) to the successful rights issue applicants in the ratio of 365 Rights Equity Shares for every 100 Fully Paid-Up Equity Share(s) held by the then existing equity shareholders on the record date i.e. July 03, 2023. Consequently, the issued and paid-up share capital of the Company stands increased to Rs. 2020.05 Lakhs divided into 2,02,00,500 equity shares of Rs 10/- each. The requirements of section 42 and section 62 of the Act and the Rules framed there under have been complied with. The funds raised have been entirely utilised during the year for the objects for which the funds were raised.
- xi. (a) Based on our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we report that no material fraud by the Company or on the Company has been noticed or reported during the year in the course of our audit.
- (b) Based on our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the provisions stated under clause 3(xi) (b) of the Order is not applicable to the Company.
- (c) As represented to us by management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company. Accordingly, the provisions stated under clause 3(xii)(a) to (c) of the Order are not applicable to the Company.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act, where applicable and details of such transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv. (a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till the date of our audit report, for the period under audit.
- xv. According to the information and explanations given to us, in our opinion, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with its directors and accordingly, the reporting on compliance with the provisions of Section 192 of the Act in clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934 (2 of 1934) and accordingly, the provisions stated under clause 3(xvi)(a) of the Order are not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities during the year and accordingly, the provisions stated under clause 3 (xvi)(b) of the Order are not applicable to the Company.

## SHRADDHA PRIME PROJECTS LIMITED

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- (c) The Company is not a Core investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Accordingly, the provisions stated under clause 3 (xvi)(c) of the Order are not applicable to the Company.
- (d) There are no other Core Investment Companies as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- xvii. (a) The company has not incurred cash losses in the current financial year covered by our audit. In the immediately financial year the cash losses reported by the erstwhile auditor's report amounted to Rs. 88.26 Lakhs.
- xviii. There has been resignation of the statutory auditors during the year. There were no issues, objections or concerns raised by the outgoing auditors.
- xix According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. According to the information and explanations given to us and based on our examination of the records of the Company, the provisions of section 135 of the Act are not applicable to the Company for the current year. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **A V H P & Company LLP**

Chartered Accountants

ICAI Firm Registration No.: W100671

**Hitesh Purohit**

Partner

Membership No.: 147968

ICAI UDIN: 24147968BKCPMH6114

Place: Mumbai

Date: May 29, 2024



## SHRADDHA PRIME PROJECTS LIMITED

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### **ANNEXURE B to the Independent Auditor's Report of even date on the Standalone Financial Statements of Shradha Prime Projects Limited for the year ended March 31, 2024**

[Referred to in paragraph 2(g) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report]

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

We have audited the internal financial controls with reference to standalone financial statements of Shradha Prime Projects Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

#### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to standalone financial statements were operating effectively as at March 31, 2024, based on the internal control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI) (the "Guidance Note").

#### **Management's and Board of Director's Responsibility for Internal Financial Controls**

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to standalone financial statements.

#### **Meaning of Internal Financial Controls with reference to Standalone Financial Statements**

A company's internal financial control with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions

## SHRADDHA PRIME PROJECTS LIMITED

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

### **Inherent Limitations of Internal Financial Controls With reference to Standalone financial statements**

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

For **A V H P & Company LLP**

Chartered Accountants

ICAI Firm Registration No.: W100671

**Hitesh Purohit**

Partner

Membership No.: 147968

ICAI UDIN: 24147968BKCPMH6114

Place: Mumbai

Date: May 29, 2024

# SHRADDHA PRIME PROJECTS LIMITED

## STANDALONE BALANCE SHEET AS AT 31 MARCH 2024

(Rupees in lakhs)

Sr. No.	Particulars	Notes	As at 31-Mar-24	As at 31-Mar-23
<b>A.</b>	<b>ASSETS</b>			
<b>I</b>	<b>Non-current assets</b>			
(a)	Property, plant and equipment	-	-	-
(b)	Right-of-use assets	2	1.00	5.02
(c)	Investment in partnership firms	3	1,577.51	1,904.00
(d)	Financial assets			
	Investments	4	129.39	72.65
(e)	Deferred tax assets (net)	5	3.87	22.95
	<b>Total non-current assets</b>		<b>1,711.77</b>	<b>2,004.62</b>
<b>II</b>	<b>Current assets</b>			
(a)	Inventories	6	12,502.70	7,042.93
(b)	Financial assets			
	(i) Investments	7	46.59	-
	(ii) Cash and cash equivalents	8	74.76	101.00
	(iii) Loans and advances	9	-	640.62
	(iv) Other financial assets	10	250.83	16.25
(c)	Other current assets	11	51.41	1.98
	<b>Total current assets</b>		<b>12,926.29</b>	<b>7,802.78</b>
	<b>Total assets</b>		<b>14,638.06</b>	<b>9,807.40</b>
<b>B.</b>	<b>EQUITY AND LIABILITIES</b>			
<b>I</b>	<b>Equity</b>			
(a)	Equity share capital	12	2,209.32	644.75
(b)	Other equity	13	3,262.46	(509.84)
	<b>Total equity</b>		<b>5,471.78</b>	<b>134.91</b>
<b>II</b>	<b>Non-current liabilities</b>			
(a)	Financial Liabilities			
	(i) Borrowings	14	1,400.00	-
	(ii) Lease liabilities	15	-	2.14
(b)	Provisions	16	1.11	0.07
	<b>Total non-current liabilities</b>		<b>1,401.11</b>	<b>2.21</b>
<b>III</b>	<b>Current liabilities</b>			
(a)	Financial liabilities			
	(i) Borrowings	17	4,735.61	7,464.47
	(ii) Lease liabilities	18	2.14	4.22
	(iii) Trade payables	19		
	Total outstanding dues of micro enterprises and small enterprises		385.05	11.34
	Total outstanding dues of creditors other than micro enterprises and small enterprises		645.43	374.21
	(iv) Other current financial liabilities	20	2.33	-
(b)	Provisions	21	15.41	1.26
(c)	Other current liabilities	22	1,979.20	1,814.78
	<b>Total current liabilities</b>		<b>7,765.17</b>	<b>9,670.27</b>
	<b>Total liabilities</b>		<b>9,166.28</b>	<b>9,672.49</b>
	<b>Total equity and liabilities</b>		<b>14,638.06</b>	<b>9,807.40</b>
	Material Accounting Policies	1		
	The accompanying notes are an integral part of the Standalone Financial Statements			

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

# SHRADDHA PRIME PROJECTS LIMITED

## STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2024

(Rupees in lakhs)

Sr. No.	Particulars	Notes	For The Year Ended 31-Mar-24	For The Year Ended 31-Mar-23
<b>I</b>	<b>Income</b>			
(a)	Revenue from operations	23	4,327.86	-
(b)	Other income	24	489.85	3.00
	<b>Total income (I)</b>		<b>4,817.71</b>	<b>3.00</b>
<b>II</b>	<b>Expenses</b>			
(a)	Cost of projects	25	9,333.86	6,084.18
(b)	Changes in inventories of finished goods, work in progress and stock-in-trade	26	(5,459.77)	(6,084.18)
(c)	Employee benefits expenses	27	35.77	4.03
(d)	Finance costs	28	0.58	5.10
(e)	Depreciation and amortisation expenses	29	4.01	3.01
(f)	Other expenses	30	133.62	77.57
	<b>Total expenses (II)</b>		<b>4,048.07</b>	<b>89.71</b>
<b>III</b>	<b>Profit / (loss) before exceptional items and tax (I-II)</b>		<b>769.64</b>	<b>(86.71)</b>
IV	Exceptional items (prior period expenses)		-	1.54
<b>V</b>	<b>Profit / (loss) before tax (III-IV)</b>		<b>769.64</b>	<b>(88.25)</b>
<b>VI</b>	<b>Tax expense:</b>			
(a)	Current tax		93.27	-
(b)	Deferred tax	31	23.01	(22.95)
	<b>Total tax expense/(credit) (VI)</b>		<b>116.28</b>	<b>(22.95)</b>
<b>VII</b>	<b>Profit / (loss) after tax (V-VI)</b>		<b>653.36</b>	<b>(65.30)</b>
<b>VIII</b>	<b>Other comprehensive income / (expense)</b>			
	<b>Items that will not be reclassified to profit or loss</b>			
(a)	Remeasurement gain/(loss) on defined benefit plans		0.08	0.12
(b)	Fair value gain/(loss) from investment in equity instruments		(14.20)	-
(c)	Income tax relating to items that will not be reclassified to profit and loss		3.93	-
	<b>Total other comprehensive income / (expense), net of tax (VIII)</b>		<b>(10.19)</b>	<b>0.12</b>
<b>IX</b>	<b>Total comprehensive income / (expense) for the year, net of tax (VII+VIII)</b>		<b>643.17</b>	<b>(65.18)</b>
<b>X</b>	<b>Earnings per equity share [face value of Rs. 10/-]</b>	32		
	Basic (in Rupees)		4.33	(1.43)
	Diluted (in Rupees)		4.33	(1.43)
	Material Accounting Policies	1		
	The accompanying notes are an integral part of the Standalone Financial Statements			

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

# SHRADDHA PRIME PROJECTS LIMITED

## STANDALONE STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31 MARCH 2024

(Rupees in lakhs)

Particulars	For the Year ended 31-Mar-2024	For the year ended 31-Mar-2023
<b>A. Cash flows from operating activities</b>		
Profit/(loss) before tax	769.64	(88.26)
<b>Adjustments for:</b>		
Depreciation and amortisation expenses	4.01	7.03
Interest income	(14.64)	(3.00)
<b>Operating profit / (loss) before working capital changes</b>	<b>759.01</b>	<b>(84.23)</b>
<b>Changes in working capital:</b>		
Increase / (decrease) in trade payables	644.93	364.28
Increase / (decrease) in other current liabilities	70.06	1,770.26
Increase / (decrease) in provisions	15.19	-
Increase / (decrease) in other current financial liabilities	2.33	50.17
(Increase) / decrease in other financial assets and other current assets	(284.00)	(50.13)
(Increase) / decrease in short term loan and advances	640.62	563.38
(Increase) / decrease in inventories	(5,459.77)	(6,084.18)
<b>Net changes in working capital</b>	<b>(4,370.64)</b>	<b>(3,386.22)</b>
<b>Cash flow from operating activities post working capital changes</b>	<b>(3,611.63)</b>	<b>(3,470.46)</b>
Less: Income taxes (paid)/ refunded, net	1.17	-
<b>Net cash generated from / (used in) operating activities (A)</b>	<b>(3,610.46)</b>	<b>(3,470.46)</b>
<b>B. Cash flows from investing activities</b>		
Proceeds/(investments) in fixed deposits & shares (net)	(117.54)	-
Lease assets	-	(12.04)
Investment in partnership firms	326.49	(1,862.16)
Interest received	14.64	3.00
<b>Net cash generated from / (used in) investing activities (B)</b>	<b>223.59</b>	<b>(1,871.20)</b>
<b>C. Cash flows from financing activities</b>		
Proceeds from non current borrowings	1,400.00	-
Proceeds from current borrowings (net)	(2,728.85)	5,440.34
Proceeds from rights shares issue	4,693.71	-
Payment of lease liabilities	(4.22)	-
<b>Net cash generated from / (used in) financing activities (C)</b>	<b>3,360.64</b>	<b>5,440.34</b>
<b>Net increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>(26.23)</b>	<b>98.67</b>
Cash and Cash equivalents at the beginning of the year	101.00	2.33
<b>Cash and Cash equivalents at end of year</b>	<b>74.76</b>	<b>101.00</b>
Material Accounting Policies (Refer Note No. 1)		
The accompanying notes are an integral part of the Standalone Financial Statements		

### Notes

(i) Cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 specified under Section 133 of the Companies Act 2013.

(ii) Also refer Note No. 8 - Cash And Cash Equivalents

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

# SHRADDHA PRIME PROJECTS LIMITED

## STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2024

### A. EQUITY SHARE CAPITAL:

(Rupees in lakhs)

Particulars	Notes	As at 31-Mar-2024	As at 31-Mar-2023
<b>(i) Fully Paid up Equity Shares of Rs. 10/- each</b>	12		
Balance at the beginning of the year		455.48	455.48
Add/(less): Issue of Equity Shares under Rights Issue		1,564.57	-
<b>Balance at the end of the year (a)</b>		<b>2,020.05</b>	<b>455.48</b>
<b>(ii) Share Forfeited Account</b>	12		
Balance at the beginning of the year		189.27	189.27
Add/(less): Changes during the year		-	-
<b>Balance at the end of the year (b)</b>		<b>189.27</b>	<b>189.27</b>
<b>Total Equity Share Capital (a+b)</b>		<b>2,209.32</b>	<b>644.75</b>

### B. OTHER EQUITY :

(Rupees in lakhs)

Particulars	Notes	As at 31-Mar-2024	As at 31-Mar-2023
<b>Reserves &amp; Surplus</b>			
<b>a) Retained Earnings</b>	13		
Balance at the beginning of the year		(517.36)	(566.65)
Profit/(Loss) for the year as per statement of profit and loss (including share in profits of partnership firms)		653.36	49.17
Items of Other Comprehensive Income recognised in retained earnings		(10.19)	0.12
<b>Retained Earnings at the end of the year (a)</b>		<b>125.80</b>	<b>(517.36)</b>
<b>b) Capital Reserve</b>	13		
Balance at the beginning of the year		7.15	7.15
Add/(Less): Movement during the year		-	-
<b>Capital Reserve at the end of the year (b)</b>		<b>7.15</b>	<b>7.15</b>
<b>c) General Reserve</b>	13		
Balance at the beginning of the year		0.37	0.37
Add/(Less): Movement during the year		-	-
<b>General Reserve at the end of the year (c)</b>		<b>0.37</b>	<b>0.37</b>
<b>d) Securities Premium</b>	13		
Balance at the beginning of the year		-	-
Add: Rights Issue during the year		3,129.14	-
<b>Securities Premium at the end of the year (d)</b>		<b>3,129.14</b>	<b>-</b>
<b>Total Reserves and Surplus at the end of the year (a+b+c+d)</b>		<b>3,262.46</b>	<b>(509.84)</b>
<b>Total Other Equity</b>		<b>3,262.46</b>	<b>(509.84)</b>
Material Accounting Policies	1		
The accompanying notes are an integral part of the Standalone Financial Statements			

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024



### Notes to the Standalone Financial Statements for year ended 31 March 2024

#### NOTE 1: COMPANY'S BACKGROUND AND MATERIAL ACCOUNTING POLICIES

##### 1.1 COMPANY'S BACKGROUND:

Shraddha Prime Projects Limited (Formerly known as Towa Sokki Limited) (the Company) is a public limited company domiciled and incorporated in India under the Companies Act, 1956 vide CIN - L70100MH1993PLC394793. The equity shares of the Company are listed on the Bombay Stock Exchange (BSE). The Company's registered office is located at A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai – 400075. The Company along with its subsidiary firms is currently engaged in the real estate development business.

The Financial Statements are approved by the Company's Board of Directors at its meeting held on 29<sup>th</sup> May, 2024.

##### 1.2 MATERIAL ACCOUNTING POLICIES:

###### 1.2.1 BASIS OF PREPARATION AND PRESENTATION

The Standalone Financial Statements of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under section 133 of the Companies Act 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 and amendments if any.

The Standalone Financial Statements have been prepared on a historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

The Standalone Financial Statements are presented in Indian Rupee ("INR") and all values are presented in INR Lakh and rounded off to the extent of 2 decimals, except when otherwise indicated.

###### 1.2.2 CURRENT AND NON-CURRENT CLASSIFICATION

The Company presents assets and liabilities in the Standalone Balance Sheet based on current/ non-current classification.

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities respectively.

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

## SHRADDHA PRIME PROJECTS LIMITED

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The operating cycle of the Company's real estate operations varies from project to project depending on the size of the project, type of development, project complexities and related approvals. Accordingly, project related assets and liabilities are classified into current and non-current based on the operating cycle of the project. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

### 1.2.3 PROPERTY, PLANT AND EQUIPMENT

#### Recognition and measurement

All property, plant and equipment except freehold land are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisitions of the items. Cost includes freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

Freehold Land, if any is measured at fair value. Valuations are performed with sufficient frequency to ensure that the carrying value of revalued asset does not defer materially from its fair value.

Revaluation surplus is recorded in Other Comprehensive Income and credited to the Revaluation reserve in Other Equity.

#### Subsequent costs

Subsequent expenditure, including cost of the items which can be reliably estimated, is capitalised only when it is probable that the future economic benefits of the expenditure will flow to the Company. All other repairs and maintenance are charged to the Ind-AS Statement of Profit and Loss during the reporting period in which they are incurred.

#### Derecognition

The carrying amount of an item of Property, Plant and Equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss when the item is derecognized.

#### Capital work in progress

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress.

#### Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013. Management believes that such estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Depreciation on addition to property, plant and equipment is provided on pro-rata basis from the date of acquisition. Depreciation on assets sold during the year is charged to the Statement of Profit and Loss up to the month preceding the month of sale.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

### 1.2.4 INTANGIBLE ASSETS

#### Recognition and initial measurement

Intangible assets are stated at cost less accumulated amortisation and impairment losses, if any. Cost comprises the acquisition price, development cost and any attributable/allocable incidental cost of bringing the asset to its working condition for its intended use.

#### Subsequent measurement (amortisation)

All intangible assets with definite useful life are amortized on a straight-line basis over the estimated useful lives.

The carrying amount of intangible asset is reviewed periodically for impairment based on internal/external factors.

## SHRADDHA PRIME PROJECTS LIMITED

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An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

Gain or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

### 1.2.5 INVENTORIES

#### **Construction materials and consumables**

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to construction are treated as consumed.

#### **Construction work in progress**

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

#### **Finished stock of completed projects**

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

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

### 1.2.6 REVENUE RECOGNITION

#### **Revenue from real estate projects**

The Company recognises revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Company is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Company's performance does not have an alternate use and as per the terms of the contract, the Company has an enforceable right to payment for performance completed till date. Hence the Company transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time. The Company recognises revenue at the transaction price (net of transaction costs) which is determined on the basis of agreement or letter of allotment entered into with the customer. The Company recognises revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation. The Company would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Company recognises revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Company uses cost-based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the stage of completion of the project assessed on the basis proportionate cost incurred as compared to the total estimated cost of the project along with the project architect's stage of completion certification to assess the stage of project.

The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined.

#### **Other Income**

Other Income includes Interest income from Fixed deposits with banks recognised on accrual basis and as certified by the respective banks.

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the non-cancellable lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

Revenue from lease rentals is disclosed net of indirect taxes, if any.

Other income also includes share in the profits/(loss) after tax of the partnership firms as per the agreed profit-sharing ratio in which the Company holds stake as a partner.

### 1.2.7 PROVISIONS AND CONTINGENCIES

The Company recognizes provisions when a present obligation (legal or constructive) as a result of a past event exists and it is probable that an outflow of resources embodying economic benefits will be required to settle such obligation and the amount of such obligation can be reliably estimated.

If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

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

### 1.2.8 BORROWING COSTS

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost. Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

### 1.2.9 LEASE

The Company evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116.

#### **Where the company is a lessee**

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

The Company at the commencement of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value (low-value leases). For these short-term and low-value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Company, any lease incentives received and expected costs for obligations to dismantle and remove right-of-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right-of-use asset.

Right-of-use assets are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projections for the useful life.

For lease liabilities at commencement date, the Company measures the lease liability at the present value of the future lease payments as from the commencement date of the lease to end of the lease term. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, the Company's incremental borrowing rate for the asset subject to the lease in the respective markets. Subsequently, the Company measures the lease liability by adjusting carrying amount to reflect interest on the lease liability and lease payments made.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever there is a change to the lease terms or expected payments under the lease, or a modification that is not accounted for as a separate lease.

### **Where the company is a lessor**

In arrangements where the Company is the lessor, it determines at lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying asset to the counterparty (the lessee) are accounted for as finance leases. Leases that do not transfer substantially all of the risks and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognized as income in the statement of profit and loss on a straightline basis over the lease term or another systematic basis.

### **1.2.10 IMPAIRMENT OF NON-FINANCIAL ASSETS (excluding Inventories and Deferred Tax Assets)**

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the asset is written down accordingly.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the smallest group of assets to which it belongs for which there are separately identifiable cash flows; its cash generating units ('CGUs').

### **1.2.11 FINANCIAL INSTRUMENTS**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

#### **➤ Financial Assets**

#### **Initial recognition and measurement**

The Company classifies its financial assets in the following measurement categories.

- those to be measured subsequently at fair value (either through Other Comprehensive Income, or through profit or loss)
- those measured at amortised cost

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

#### **Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in four categories:

- i) Debt instruments at amortised cost
- ii) Debt instruments at fair value through other comprehensive income (FVTOCI)
- iii) Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- iv) Equity instruments measured at fair value through other comprehensive income (FVTOCI)

#### **Debt instruments at amortised cost**

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss. The losses arising from impairment if any, are recognised in the statement of profit or loss.

### **Debt instruments at FVTOCI**

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent solely payments of principal and interest.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company does not have any debt instruments which meets the criteria for measuring the debt instrument at FVTOCI.

### **Debt instrument at FVTPL**

Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'Accounting Mismatch'). The Company has not designated any debt instrument at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

### **Equity investments**

All equity investments, except investments in subsidiaries, associates and joint ventures are measured at FVTPL. The Company may make an irrevocable election on initial recognition to present in Other Comprehensive Income any subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis.

All equity investments in subsidiaries, associates and joint ventures are measured at cost.

### **Derecognition of Financial Assets**

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's Balance Sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a passthrough arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.



Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

### **Impairment of Financial Assets**

The Company assess on a forward-looking basis the expected credit losses associated with its financial assets carried at amortised cost and FVTOCI debts instruments. The impairment methodology applied depends on whether there has been significant increase in credit risk. For trade receivables, the Company is not exposed to any credit risk as the legal of residential and commercial units is handed over to the buyer only after all the instalments are recovered.

For financial assets carried at amortised cost, the carrying amount is reduced and the amount of the loss is recognised in the statement of profit and loss. Interest income on such financial assets continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. Financial asset together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Company. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or decreased. If a write-off is later recovered, the recovery is credited to finance costs.

### ➤ **Financial Liabilities**

Initial recognition and measurement financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and in the case of financial liability not recorded at fair value through Profit and Loss net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including financial guarantee contracts.

### **Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

#### **Financial liabilities at fair value through profit or loss**

Financial liabilities measured at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/losses attributable to changes in own credit risk are recognized in OCI. These gains/ losses are not subsequently transferred to Statement of Profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss.

#### **Loans and borrowings**

After initial recognition, all the material interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR.

#### **Financial guarantee contracts**

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a

liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

### **Derecognition of Financial Liabilities**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

### ➤ **Reclassification of Financial Assets and Financial Liabilities**

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's management determines change in the business model as a result of external or internal changes which are significant to the Company's operations.

Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

### ➤ **Offsetting of Financial Instruments**

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

### ➤ **Fair Value Measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- i) In the principal market for the asset or liability, or
- ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

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

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

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

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

## SHRADDHA PRIME PROJECTS LIMITED

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Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

### 1.2.12 CASH AND CASH EQUIVALENTS

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

### 1.2.13 INCOME TAXES

#### **Current Income Tax**

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable profit for the period. The tax rates and tax laws used to compute the amount are those that are enacted by the reporting date and applicable for the period.

#### **Deferred Tax**

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for all deductible and taxable temporary differences arising between the tax bases of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of transaction.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the reporting date. Deferred tax asset in respect of carry forward of unused tax credits and unused tax losses are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. The Company recognizes deferred tax liabilities for all taxable temporary differences except those associated with the investments in subsidiaries where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer convincing evidence to the effect that the Company will pay normal tax during the specified period.

#### **Presentation of Current and Deferred Tax**

Current and deferred tax are recognized as income or an expense in the Statement of Profit and Loss, except when they relate to items that are recognized in OCI, in which case, the current and deferred tax income/ expense are recognized in OCI. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Company has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the Company.

### 1.2.14 RETIREMENT AND OTHER EMPLOYEE BENEFITS

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

#### **Gratuity (Defined Benefit Scheme)**

The Company provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognised in full in the Other Comprehensive Income for the period in which they occur.

### 1.2.15 EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

The weighted average number of equity shares outstanding during the year is adjusted for events of bonus and/or rights issue, if any and consolidation of equity shares.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares. For the purpose of calculating diluted earnings per share, the net profit or loss for the year (after deducting preference dividends and attributable taxes) attributable equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

However since there are no dilutive potential equity shares issued by the company so far, the basic and diluted earnings per share are the same for the year.

### 1.2.16 DIRECT COST OF PROJECTS

All the project specific direct costs and overheads attributable and identifiable to ongoing projects including borrowing costs form part of the cost of projects. Costs not attributable or chargeable to ongoing projects being in nature of not being project specific including selling and administration expenses does not form part of the cost of projects and are presented in respective expense head of the statement of profit and loss.

### 1.2.17 USE OF JUDGEMENTS AND ESTIMATES

The preparation of standalone financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the reported amounts of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and underlying assumptions are reviewed at each reporting date. Any revision to accounting estimates and assumptions are recognised prospectively i.e. recognised in the period in which the estimate is revised and future periods affected.

#### **SIGNIFICANT MANAGEMENT JUDGEMENTS**

The following are significant management judgements in applying the accounting policies of the Company that have a significant effect on the financial statements:

##### **Revenue recognition from sale of premises**

Revenue is recognised only when the Company can measure its progress towards complete satisfaction of the performance obligation. The measurement of progress is estimated by reference to the stage of the projects determined based on the proportion of costs incurred to date (excluding land and finance cost) and the total estimated costs to complete.

##### **Classification of property**

The Company determines whether a property is classified as investment property or as inventory:

- (a) Investment property comprises land and buildings that are not occupied for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are rented to tenants and are not intended to be sold in the ordinary course of business.
- (b) Inventory comprises property that is held for sale in the ordinary course of business. Principally these are properties that the Company develops and intends to sell before or on completion of construction.

### **Recognition of deferred tax assets**

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in tax jurisdictions.

## **1.2.18 ESTIMATES AND ASSUMPTIONS**

### **Classification of assets and liabilities into current and non-current**

The management classifies the assets and liabilities into current and non-current categories based on the operating cycle of the respective business/projects.

### **Impairment of assets**

In assessing impairment, management estimates the recoverable amounts of each asset or CGU (in case of non-financial assets) based on expected future cash flows and uses an estimated interest rate to discount them. Estimation relates to assumptions about future cash flows and the determination of a suitable discount rate.

### **Useful lives of depreciable/amortisable assets (Property, plant and equipment, intangible assets and investment property)**

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

### **Inventories**

Inventory is stated at the lower of cost or net realisable value (NRV).

NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

### **Actuarial Valuation - Defined benefit obligation (DBO)**

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

### **Fair value measurements**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument/assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

## SHRADDHA PRIME PROJECTS LIMITED

### Note 2 : RIGHT OF USE ASSETS

#### ROU - Building

Particulars	(Rs. In lakhs)
<b>Gross Carrying Value:</b>	
Balance as on 01 April 2022	-
Additions	12.04
Deletions	-
<b>Balance as on 31 March 2023</b>	<b>12.04</b>
Additions	-
Deletions	-
<b>Gross Carrying Value as on 31 March 2024</b>	<b>12.04</b>
<b>Accumulated Depreciation:</b>	
Balance as on 01 April 2022	-
Depreciation for the year	7.03
Deletions	-
<b>Balance as on 31 March 2023</b>	<b>7.03</b>
Depreciation for the year	4.01
Deletions	-
<b>Accumulated Depreciation/amortisation as on 31 March 2024</b>	<b>11.04</b>
<b>Carrying Amount:</b>	
Balance as on 31 March 2023	5.02
<b>Balance as on 31 March 2024</b>	<b>1.00</b>

### Note 3 : INVESTMENT IN PARTNERSHIP FIRMS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Padmagriha Heights	263.46	533.97
Shree Krishna Rahul Developers	954.25	1232.05
Shree Mangesh Construction	203.63	137.99
Roopventures LLP (w.e.f. 4th December 2023)	156.16	-
<b>Total</b>	<b>1577.51</b>	<b>1904.00</b>

(Refer Note 33 pertaining to related parties disclosure alongwith Note 40 and Note 43.4)

### Note 4 : NON-CURRENT INVESTMENTS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Fixed deposits with banks	129.39	72.65
<b>Total</b>	<b>129.39</b>	<b>72.65</b>

### Note 5 : DEFERRED TAX ASSETS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Deferred Tax Assets		
On fair valuation of equity investments	3.95	-
On amortization of ROU asset	1.12	-
On business loss as per books		22.95
(a)	<b>5.07</b>	<b>22.95</b>
Deferred Tax Liabilities		
On remeasurement gain of defined benefit plans	0.02	-
On lease liability	1.17	-
(b)	<b>1.20</b>	-
<b>Net Deferred Tax Asset (a-b)</b>	<b>3.87</b>	<b>22.95</b>



## SHRADDHA PRIME PROJECTS LIMITED

### Note 5.1 : Movement in Deferred Tax Assets

(Rs. In lakhs)

Particulars	For FY 23-24
<b>As at April 1, 2022</b>	-
To profit and loss	22.95
To other comprehensive income	-
<b>As at March 31, 2023</b>	<b>22.95</b>
To profit and loss	(23.01)
To other comprehensive income	3.93
<b>As at March 31, 2024</b>	<b>3.87</b>

### Note 6 : INVENTORIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Finished Goods	-	-
Work-in-Progress [refer note 6(i) and 6(ii) below]	12,502.70	7,042.93
<b>Total</b>	<b>12,502.70</b>	<b>7,042.93</b>

Note 6 (i): The above inventory amount includes work in progress amounting to Rs. 1,306.94 Lakhs pertaining to one of the ongoing projects of the company which has been provided as security/mortgage towards a loan facility taken by the Company for the said project during the year as construction and working capital finance from a financial institution.

Note 6(ii): The inventory amount includes work in progress amounting to Rs. 6,303.22 Lakhs pertaining to two of the ongoing projects of the company which has been provided as security/mortgage as a mortgagor towards debentures issued by a group company identified as related party for construction finance of the respective projects.

### Note 7 : CURRENT INVESTMENTS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Quoted equity instruments (fully paid-up) carried at fair value through other comprehensive income		
Equity shares of Yes Bank Limited (2,00,000 shares of face value Rs. 2/- each, previous year - Nil)	46.59	-
<b>Total</b>	<b>46.59</b>	<b>-</b>

### Note 8 : CASH AND CASH EQUIVALENTS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Balance With Bank		
In Current Accounts	70.41	101.00
Cash on hand	4.36	-
<b>Total</b>	<b>74.76</b>	<b>101.00</b>

### Note 9 : CURRENT LOANS & ADVANCES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Business Loan and Advances*	-	640.62
<b>Total</b>	<b>-</b>	<b>640.62</b>

\*Business Loan and Advances are short term in nature and receivable on demand. (refer note 33)

## SHRADDHA PRIME PROJECTS LIMITED

### Note 10 : OTHER FINANCIAL ASSETS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(Unsecured, considered good unless otherwise stated)		
Deposits	250.83	16.25
<b>Total</b>	<b>250.83</b>	<b>16.25</b>

### Note 11 : OTHER CURRENT ASSETS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(Unsecured, considered good unless otherwise stated)		
Prepaid expenses	36.49	-
Balance with government authorities	14.91	1.98
<b>Total</b>	<b>51.41</b>	<b>1.98</b>

### Note 12 : SHARE CAPITAL

(Rs. In lakhs)

12.1	Particulars	As at 31-Mar-24	As at 31-Mar-23
>	<b>Authorised Share Capital</b>		
	3,00,00,000 (PY 3,00,00,000) Equity Shares of Rs.10 each	3,000.00	3,000.00
>	<b>Issued Share Capital</b>		
	Equity Shares of Rs. 10 each issued, subscribed and fully paid up		
(a)	<b>Numbers</b>		
	Balance at the beginning of the year	4,554,800.00	4,554,800.00
	Increased during the year through rights issue	15,645,700.00	-
	<b>Balance at the end of the year</b>	<b>20,200,500.00</b>	<b>4,554,800.00</b>
(b)	<b>Amount</b>		
	Balance at the beginning of the year	455.48	455.48
	Increased during the year through rights issue	1,564.57	-
	<b>Balance at the end of the year</b>	<b>2,020.05</b>	<b>455.48</b>
	Add: Shares Forfeited Account	189.27	189.27
	<b>Total Equity Share Capital</b>	<b>2,209.32</b>	<b>644.75</b>

#### 12.2 : Note on Rights Issue made during the Year

The Company has made Rights Issue of Equity Shares during the year and raised Rs. 4,693.00 Lakhs whereby 1,56,45,700 fully paid-up rights equity shares of face value of Rs. 10/- each were issued at price of Rs. 30/- per rights equity share (including premium of Rs. 20/- per rights equity share) to the successful rights issue applicants in the ratio of 365 Rights Equity Shares for every 100 Fully Paid-Up Equity Share(s) held by the then existing equity shareholders on the record date i.e. July 03, 2023. Consequently, the issued and paid-up share capital of the Company stands increased to Rs. 2,020.05 Lakhs divided into 2,02,00,500 equity shares of Rs 10/- each.

#### 12.3 : Terms / rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

## SHRADDHA PRIME PROJECTS LIMITED

### 12.4 : Shares held by promoters

#### > Equity Shares held by promoters at the end of the year ending 31 March 2024

Promoter Name	No. of Shares	% of total shares	% change during the year
Sudhir Balu Mehta	15,105,274	74.78%	0.77%

#### > Equity Shares held by promoters at the end of the year ending 31 March 2023

Promoter Name	No. of Shares	% of total shares	% change during the year
Sudhir Balu Mehta	3,371,000	74.01%	0.60%

> Note: The Company has made an application with the BSE Limited for reclassification of following Erstwhile Promoters as mentioned below:

1. Sushilaben Rameshchandra Bansal (Shares held as on 31st March 2024 : 41,600 equity shares; % of holding as on 31st March 2024: 0.21%)
2. Rameshchandra Jutharam Bansal (Shares held as on 31st March 2024 : 3,000 equity shares; % of holding as on 31st March 2024 : 0.01%)
3. Vikas Goyal (Shares held as on 31st March 2024 : 500 equity shares; % of holding as on 31st March 2024 : 0.00% [rounding off])

Above shareholders are therefore not classified as 'Promoters' for the above disclosure on promoters holding.

Further, there is increase in shares held by the promoter during the current year due to shares issued under rights issue.

### 12.5 : Details of shareholders holding more than 5% equity shares in the company

Name	31-Mar-24		31-Mar-23	
	Numbers	% of holding	Numbers	% of holding
Sudhir Balu Mehta	15,105,274	74.78%	3,371,000	74.01%

### Note 13 : OTHER EQUITY

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
<b>a) Retained Earnings</b>		
Balance at the beginning of the year	(517.36)	(566.65)
Profit/(Loss) for the year as per statement of profit and loss (including share in profits of partnership firms)	653.36	49.17
Items of Other Comprehensive recognised in retained earnings	(10.19)	0.12
<b>Retained earnings at the end of the year</b>	<b>125.80</b>	<b>(517.36)</b>
<b>b) Capital Reserve</b>		
Balance in capital reserve	7.15	7.15
<b>c) General Reserve</b>		
Balance in general reserve	0.37	0.37
<b>d) Securities Premium</b>		
Balance at the beginning of the year	-	-
Rights Issue during the year	3,129.14	-
<b>Securities Premium at the end of the year</b>	<b>3,129.14</b>	<b>-</b>
<b>Total Other Equity</b>	<b>3,262.46</b>	<b>(509.84)</b>

## SHRADDHA PRIME PROJECTS LIMITED

- Retained earnings - The cumulative gain or loss arising from the operations which is retained by the Company is recognised and accumulated under the heading of retained earnings.
- Capital reserve - Upon redemption of shares, the excess of face value over redemption value is generally charged in Capital reserve
- General reserve - The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes.
- Securities premium - Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

### Note 14 : NON-CURRENT BORROWINGS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Secured Loan from financial institutions (refer note 14.1 below)	1,400.00	-
<b>Total</b>	<b>1,400.00</b>	<b>-</b>

Note 14 (i): The company has availed construction and working capital loan from a financial institution during the year where in 1 of the ongoing project of the company is provided as a security along with the said project's receivables. The total sanctioned limit of the said loan was Rs. 4,500.00 lakhs (Previous Year - Nil) out of which Rs. 1,400.00 Lakhs has been availed upto 31st March 2024 (Previous Year - Nil). It has principal standstill period for 36 months from the date of disbursal and floating rate interest rate marked to the lenders internal benchmark rate which was 13.50% per annum on the sanctioned date. The managing director of the Company is co-borrower in the said facility availed.

### Note 15 : NON-CURRENT LEASE LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Long term Lease Liabilities	-	2.14
<b>Total</b>	<b>0.00</b>	<b>2.14</b>

### Note 16 : NON-CURRENT PROVISIONS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Gratuity provision	1.11	0.07
<b>Total</b>	<b>1.11</b>	<b>0.07</b>

### Note 17 : CURRENT BORROWINGS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
<u>Loans and advances from Related Parties (refer note 33)</u>		
Secured [refer note 17(i) below]	2,355.82	2,074.91
Unsecured (From Director - repayable on demand @ 0% Interest)	2,379.80	5,389.55
<b>Total</b>	<b>4,735.62</b>	<b>7,464.47</b>

Note 17(i): Secured borrowings consists of Rs. 2,355.82 Lakhs payable to a company under common management Shradha Landmark Private Limited ('SLPL') identified as related party in Note 33. Two ongoing projects of the company are offered as security towards debentures issued by SLPL and the funds from debentures are used for Company's ongoing construction cost and working capital requirement proportionately as per the Debenture deed. The Company has provided Interest @ 14.5% p.a. on the said borrowing.

### Note 18 : CURRENT LEASE LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Short term lease liabilities	2.14	4.22
<b>Total</b>	<b>2.14</b>	<b>4.22</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 19 : CURRENT TRADE PAYABLES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(a) Total outstanding dues of micro enterprises and small enterprises (refer note 19.1 below)	385.05	11.34
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	645.43	374.21
<b>Total</b>	<b>1,030.48</b>	<b>385.55</b>

Trade payables are non-interest bearing and are settled in accordance with the contract terms with the vendors.

**19.1** Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor.

### **19.2 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
> Dues remaining unpaid:		
- Principal	385.05	11.34
- Interest	-	-
> Interest paid in terms of Section 16 of the MSMED Act along with the amount of payment made to the supplier beyond the appointed day during the year:		
- Principal paid beyond the appointed date	-	-
- Interest paid in terms of Section 16 of the MSMED Act	-	-
> Amount of interest due and payable for the period of delay on payments made beyond the appointed day during the year	-	-
> Further interest due and payable even in the succeeding years, until such date when the interest due as above are actually paid to the small enterprises	-	-
> Amount of interest accrued and remaining unpaid	-	-

### **19.3 Trade Payable ageing schedule**

#### > Year ended 31 March 2024

(Rs. In lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 Years	2-3 Years	More than 3 years	
(i) Micro enterprises and small enterprises	385.05	-	-	-	385.05
(ii) Others	489.69	155.74	-	-	645.43
(iii) Disputed dues - Micro enterprises and small enterprises	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total</b>	<b>874.74</b>	<b>155.74</b>	-	-	<b>1,030.48</b>

#### > Year ended 31 March 2023

(Rs. In lakhs)

Particulars	Outstanding for following periods from due date payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Micro enterprises and small enterprises	11.34	-	-	-	11.34
(ii) Others	369.43	4.79	-	-	374.21
(iii) Disputed dues - Micro enterprises and small enterprises	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total</b>	<b>380.77</b>	<b>4.79</b>	-	-	<b>385.55</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 20 : OTHER CURRENT FINANCIAL LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Deposits Received	1.50	-
Other Payable	0.83	-
<b>Total</b>	<b>2.33</b>	<b>-</b>

### Note 21 : CURRENT PROVISIONS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Provision for expenses	15.41	1.26
<b>Total</b>	<b>15.41</b>	<b>1.26</b>

### Note 22 : OTHER CURRENT LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Advances from Customers	1,809.58	1,763.78
Duties & Taxes	76.34	51.00
Provision for Income Tax	93.27	-
<b>Total</b>	<b>1,979.20</b>	<b>1,814.78</b>

### Note 23 : REVENUE FROM OPERATIONS

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Revenue from contract with customers		
Revenue from Projects (Refer Note 1.2.6)	4,327.86	-
<b>Total</b>	<b>4,327.86</b>	<b>-</b>

### Note 24 : OTHER INCOME

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Interest Income	14.65	3.00
Income from Rent	7.00	-
Share of Profit from investment in Partnership Firms (refer note 24.1 below)	468.20	-
<b>Total</b>	<b>489.85</b>	<b>3.00</b>

Note 24.1: The company is a partner in 3 partnership firms and 1 limited liability partnership firm as on 31st March 2024. Its share in profit/(loss) after tax of the respective firms being a partner during the year as per the profit sharing ratio of the firms is considered under "Other Income" from the current year for better presentation. In the previous year, the said amount was directly added in the 'Retained Earnings' under 'Other Equity' and not routed through Other Income.

### Note 25 : COST OF PROJECTS

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Costs incurred on ongoing projects (refer note 1.2.16)	9,333.86	6,084.18
<b>Total</b>	<b>9,333.86</b>	<b>6,084.18</b>



## SHRADDHA PRIME PROJECTS LIMITED

### Note 26 : CHANGES IN INVENTORIES OF FINISHED GOODS, WORK-IN-PROGRESS AND STOCK-IN-TRADE

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
<b><u>Inventories at the beginning of the year</u></b>		
Work-in-Progress	7,042.93	958.75
<b><u>Inventories at the end of the year</u></b>		
Work-in-Progress	12,502.70	7,042.93
<b>(Increase)/ Decrease in Inventories of Work-in-Progress</b>	<b>(5,459.77)</b>	<b>(6,084.18)</b>
<b>Total</b>	<b>(5,459.77)</b>	<b>(6,084.18)</b>

### Note 27 : EMPLOYEE BENEFITS EXPENSES

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Salaries, Wages and Bonus (refer note 33)	34.65	3.95
Gratuity Expenses	1.12	0.08
<b>Total</b>	<b>35.77</b>	<b>4.03</b>

### Note 28 : FINANCE COSTS

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Interest on Lease Liability	0.58	5.10
<u>Finance Cost on Project Loan:</u> (refer note 1.2.8 for treatment and presentation of project related borrowing costs forming part of the project cost and inventorised)		
Interest expenses	456.85	-
Other Finance Cost	57.13	-
	513.98	-
Less: Classified as Cost of Projects in Note 25	(174.89)	-
Less: Inventorised forming part of WIP in Note 6	(339.09)	-
	-	-
<b>Total</b>	<b>0.58</b>	<b>5.10</b>

(Refer note 1.2.8 for treatment and presentation of project related borrowing costs forming part of the project cost and inventorised)

### Note 29 : DEPRECIATION & AMORTISATION EXPENSES

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Depreciation on Leased Assets	4.01	3.01
<b>Total</b>	<b>4.01</b>	<b>3.01</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 30 : OTHER EXPENSES

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Administrative Charges	4.29	-
Power & Fuel	-	2.11
Rates, Taxes & Fees	2.32	-
Repairs & Maintenance	0.04	-
Travel & Conveyance	2.04	-
Telephone Expenses	2.61	-
Printing and Stationery	5.74	6.36
Bank Charges	0.08	0.03
Electricity Expenses	0.83	-
Donation	2.50	4.00
Legal and Professional Fees	47.48	26.52
CSR Expenses	-	9.00
Advertisement and Sales Promotion	43.11	19.04
Payment to Auditors (refer note 30.1 below)	12.19	1.00
Office Expenses	4.48	1.60
Miscellaneous Expenses	0.31	0.92
Tender Fees	1.80	0.75
Listing Fees	3.81	6.24
	<b>133.62</b>	<b>77.57</b>

### Note 30.1 : Payment to Auditors

(Rs. In lakhs)

<b>As Auditor</b>		
Statutory Audit fee (including fees for Limited Review)	12.19	1.00
<b>In Other capacity</b>		
Certification Fees	-	-
<b>Total</b>	<b>12.19</b>	<b>1.00</b>

### Note 31 : TAX EXPENSES

(Rs. In lakhs)

#### Note 31.1 : Tax Expenses/(credit) recognised in Profit and Loss

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Current Tax:		
In respect of current year	93.27	-
Deferred Tax:		
In respect of current year origination and reversal of temporary differences	23.01	(22.95)
<b>Total</b>	<b>116.28</b>	<b>(22.95)</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 31.2 : Tax Expenses/(credit) recognised in Other Comprehensive Income

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Deferred tax related to items recognised in other comprehensive income during the year:		
Remasurement of defined benefit plans	(0.02)	-
Fair valuation of equity investments through OCI	3.95	-
<b>Total</b>	<b>3.93</b>	<b>-</b>

### Note 32 : EARNINGS PER SHARE

The earnings and weighted average number of ordinary shares used in the calculation of earnings per share are as follows:

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Profit after tax attributable to shareholders as per Statement of Profit and Loss	653.36	(65.30)
Weighted average number of equity shares (Numbers)	15,099,573	4,554,800
Face Value of Equity Shares	10.00	10.00
<b>Basic and Diluted Earnings per share</b>	<b>4.33</b>	<b>(1.43)</b>

Note: In absence of potential dilutive equity shares, basic and dilutive EPS is same for both the years.

### Note 33 : DISCLOSURE OF RELATED PARTIES

33.1	Names of Related parties	Nature of Relationship
	<b>Related Parties with whom transactions have taken place during the year</b>	
>	<b><u>Key managerial personnel &amp; their Relatives</u></b> Sudhir Medta Neha Chhatbar Mital Mehta	Managing Director Company Secretary Spouse of Managing Director
>	<b><u>Subsidiary Firms</u></b> Padmagriha Heights Shree Krishna Rahul Developers Shree Mangesh Constructions Roopventurs LLP	Subsidiary Partnership Firm Subsidiary Partnership Firm Subsidiary Partnership Firm Subsidiary Limited Liability Partnership Firm
>	<b><u>Entities in which key managerial personnel have significant influence</u></b> Shraddha Landmark Private Limited Shraddha Buildcon Private Limited Shraddha Highrise (Partnership Firm) Shraddha Globe LLP	Managing Director is Director Managing Director is Director Managing Director's Brother is Partner Managing Director is Partner

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### 33.2 : Transactions with Related Parties

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

	(Rs. In lakhs)	
Particulars	For the year ended 31-Mar-2024	For the year ended 31-Mar-2023
<b><u>I. Rent paid</u></b>		
Mital Mehta	4.80	4.80
<b><u>II. Salary paid</u></b>		
Neha Chhatbar	2.99	2.50
<b><u>III. Borrowings Taken</u></b>		
Sudhir Mehta	4,655.14	8,578.29
Shraddha Landmark Private Limited	4,140.47	2,042.27
<b><u>IV. Borrowings Repaid</u></b>		
Sudhir Mehta (includes Rs. 3,520.28 Lakhs repaid through issue of rights shares during the current year)	7,664.89	5,212.87
Shraddha Landmark Private Limited	3,859.56	-
<b><u>V. Loans and Advances Given</u></b>		
Shraddha Buildcon Private Limited	818.81	290.28
<b><u>VI. Investments in Subsidiary Firms in form of loans/advances given</u></b>		
Padmagriha Heights	1,194.49	89.86
Shree Krishna Rahul Developers	1,370.24	539.33
Shree Mangesh Costructions	1,501.56	107.10
Roopventures LLP	175.78	-
<b><u>VII. Loans/advances repaid by the subsidiary firms</u></b>		
Padmagriha Heights	1,465.00	-
Shree Krishna Rahul Developers	1,708.03	561.36
Shree Mangesh Costructions	1,441.92	132.73
Roopventures LLP	19.62	-
<b><u>VIII. Purchase of Goods</u></b>		
Shraddha Highrise	279.42	25.74
<b><u>IX. Interest Expenses</u></b>		
Shraddha Landmark Private Limited	415.39	36.77
<b><u>X. Rights Shares Issued</u></b>		
Sudhir Mehta (Rights Issue subscribed - 1,17,34,274 equity shares at Rs. 30/- per equity shares, fully paid up having Face Value of Rs. 10/- each at premium of Rs. 20/- each)	3,520.28	-
<b><u>XI. Receiving of Services</u></b>		
Shraddha Globe LLP	31.06	-
<b><u>XII. Co-borrower/Co-applicant for loan taken from bank by subsidiary firms (maximum balance during the year)</u></b>		
Shree Mangesh Constructions (Sanctioned Limit - Rs. 1,780.00 Lakhs)	1,136.91	-
Shree Krishna Rahul Developers (Sanctioned Limit - Rs. 3,000.00 Lakhs)	1,012.60	-
Padmagriha Heights (Sanctioned Limit - Rs. 3,000.00 Lakhs) [closed during the year]	688.10	-
<b><u>XIII. Co-borrower/Co-applicant for the loan taken by the Company from a financial institution</u></b>		
Sudhir Mehta	1,443.41	-

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### 33.3 : Outstanding Balances as at year end date

The following table provides the outstanding balances with related parties as on the relevant date:

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
<b><u>I. Current Liabilities including trade payables (excluding loans and advances)</u></b>		
Mital Mehta	-	0.36
Neha Chhatbar	-	0.25
Shraddha Highrise	0.03	15.98
<b><u>II. Loans &amp; Advances Taken</u></b>		
Sudhir Mehta	2,379.80	5,389.55
Shraddha Landmark Private Limited	2,355.82	2,074.91
<b><u>III. Loans &amp; Advances Given</u></b>		
Shraddha Buildcon Private Limited	0.83	290.28
<b><u>IV. Investments in Subsidiary Firms in form of loans/advances given by Holding Company</u></b>		
Padmagriha Heights	263.46	533.97
Shree Krishna Rahul Developers	954.25	1,292.05
Shree Mangesh Costruction	203.63	143.99
Roopventures LLP	156.16	-
<b><u>V. Co-borrower/Co-applicant for loan taken from bank by subsidiary firms</u></b>		
Shree Mangesh Constructions (Sanctioned Limit - Rs. 1,780.00 Lakhs)	850.03	-
Shree Krishna Rahul Developers (Sanctioned Limit - Rs. 3,000.00 Lakhs)	1,005.48	-
[Borrower: Above two subsidairy firms ; Co-borrower/Co-applicant: Shraddha Prime Projects Limited]		
<b><u>VI. Co-borrower/Co-applicant for the loan taken by the Company from a financial institution</u></b>		
Sudhir Mehta (Sanctioned Limit - Rs. 4,500.00 Lakhs)	1,400.00	-
[Borrower: Shraddha Prime Projects Limited ; Co-borrower/Co-applicant: Sudhir Mehta]		
<b><u>VII. Mortgage of ongoing Projects towards debentures issued by a related party</u></b>		
Shraddha Landmark Private Limited (refer note 38)	8701.25	-
[Debtore Issuer/Mortgagor 1: Shraddha Landmark Private Limited ; Mortgagor 2: Shraddha Prime Projects Limited]		

## SHRADDHA PRIME PROJECTS LIMITED

### 33.4 : Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and settlement occurs in cash. The above loans and advances have been given for general business purposes.

### 34 : SEGMENT INFORMATION

For management purposes, the Company is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the Company who monitors the operating results of the Company for the purpose of making decisions about resource allocation and performance assessment. The Company's performance as single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a Company basis.

### 35 : FINANCIAL INSTRUMENTS MEASUREMENT

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

#### Fair Value Measurement

The following table provides the carrying amounts and fair value measurement hierarchy of the Company's financial assets and financial liabilities, including their levels in the fair value hierarchy.

As at March 31, 2024

(Rs. In Lakhs)

Particulars	Carrying Value				Fair Value Measurement using		
	Fair Value Through Profit & Loss (FVTPL)	Fair Value Through Profit & Loss (FVTOCI)	Amortised Cost	Total	Quoted Price in Active Markets	Significant Observable Inputs	Significant Unobservable Inputs
<b>Financial Assets</b>							
Investments Other than Equity instruments	-	-	129.39	129.39	-	-	-
Investments in Equity instruments (quoted)	-	46.59	-	46.59	46.59	-	-
Cash & Cash Equivalents	-	-	74.76	74.76	-	-	-
Other Financial Assets	-	-	250.83	250.83	-	-	-
	-	<b>46.59</b>	<b>454.98</b>	<b>501.57</b>	<b>46.59</b>	-	-
<b>Financial Liabilities</b>							
Borrowings	-	-	6,135.61	6,135.61	-	-	-
Lease Liabilities	-	-	2.14	2.14	-	-	-
Trade Payables	-	-	1,030.48	1,030.48	-	-	-
Other Financial Liabilities	-	-	2.33	2.33	-	-	-
	-	-	<b>7,170.56</b>	<b>7,170.56</b>	-	-	-



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As at March 31, 2023

(Rs. In Lakhs)

Particulars	Carrying Value				Fair Value Measurement using		
	Fair Value Through Profit & Loss (FVTPL)	Fair Value Through Profit & Loss (FVTOCI)	Amortised Cost	Total	Quoted Price in Active Markets	Significant Observable Inputs	Significant Unobservable Inputs
<b>Financial Assets</b>							
Investments Other than Equity instruments	-	-	72.65	72.65	-	-	-
Investments in Equity instruments (quoted)	-	-	-	-	-	-	-
Cash & Cash Equivalents	-	-	101.00	101.00	-	-	-
Loans and advances	-	-	640.62				
Other Financial Assets	-	-	16.25	16.25	-	-	-
	-	-	<b>830.52</b>	<b>189.90</b>	-	-	-
<b>Financial Liabilities</b>							
Borrowings	-	-	7,464.47	7,464.47	-	-	-
Lease Liabilities	-	-	6.36	6.36	-	-	-
Trade Payables	-	-	385.55	385.55	-	-	-
Other Financial Liabilities	-	-	-	-	-	-	-
	-	-	<b>7,856.38</b>	<b>7,856.38</b>	-	-	-

### 36 : FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's principal financial liabilities comprise mainly of borrowings, lease liability, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include investments, cash and cash equivalents and Other Financial Assets.

The Company is exposed through its operations to certain risks primarily identified by the management as following risks:

- Credit Risk
- Liquidity Risk
- Market Risk
- Interest Rate Risk

In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factor.

#### (i) **Credit Risk Management**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions and other financial instruments.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

## SHRADDHA PRIME PROJECTS LIMITED

The Company has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Company is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Company's exposure to credit risk is not significant. The Company evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

Credit risk from balances with banks and financial institutions is managed by Company in accordance with the Company's policy. The company limits its exposure to credit risk by only placing balances with local banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

### (ii) Liquidity Risk Management

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

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of surplus funds, bank overdrafts, bank loans, and inter-corporate loans. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

As at March 31, 2024				(Rs. In Lakhs)
Particulars	Less Than 1 Year	1-5 Years	More than 5 Years	Total
Borrowings (excludes interest and includes loan repayable on demand)	4,735.61	1,400.00	-	6,135.61
Lease Liabilities	2.14	-	-	2.14
Trade Payables	1,030.48	-	-	1,030.48
Other Current Financial Liabilities	2.33	-	-	2.33
	<b>5,770.56</b>	<b>1,400.00</b>	-	<b>7,170.56</b>

As at March 31, 2023				(Rs. In Lakhs)
Particulars	Less Than 1 Year	1-5 Years	More than 5 Years	Total
Borrowings (excludes interest and includes loan repayable on demand)	7,464.47	-	-	7,464.47
Lease Liabilities	4.22	2.14	-	6.36
Trade Payables	385.55	-	-	385.55
Other Current Financial Liabilities	-	-	-	-
	<b>7,854.24</b>	<b>2.14</b>	-	<b>7,856.38</b>

### (iii) Market Risk Management

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk and other price risk such as equity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. All such transactions are carried out within the guidelines set by the Board of Directors.

## SHRADDHA PRIME PROJECTS LIMITED

Future specific market movements cannot be normally predicted with reasonable accuracy.

### (iv) **Interest Rate Risk Management**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's debt obligations with floating interest rates. The Company tries to manage its interest rate risk by having a balanced portfolio of fixed and floating rate loans and borrowings.

### 37 : **CORPORATE SOCIAL RESPONSIBILITY**

As per Section 135 of the Companies Act, 2013, a company, meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years on corporate social responsibility (CSR) activities. However in case of the Company, the provisions of section 135 of Companies Act,2013 are not applicable during the year since the applicable threshold limits of required net worth, turnover and net profit have not been met in the previous year.

### 38 : **CONTINGENT LIABILITES AND CAPITAL COMMITMENTS**

Summary details of Contingent Liabilities (to the extent not provided for)

(Rs. In Lakhs)

	Particulars	As at March 31, 2024	As at March 31, 2023
(a)	Guarantee given for debentures issued by a Company under same management identified as Related Party (refer note 38(i) below)	16,500.00	16,500.00
(b)	Guarantee given for secured borrowings by Two subsidiary firms from bank (refer note 38(ii) below)	4,780.00	-
(c)	Capital Commitments and Capital Contracts	-	-

#### **Note 38 (i):**

The Company in previous year entered into a 'Debenture Trust Deed' whereby it was a Mortgagor/guarantor for the debentures amounting to Rs. 165.00 crores out of which Rs. 135.00 crores was issued by Shraddha Landmark Private Limited (the "issuer"), the private company under common management which is a Related Party of the Company.

Two of the ongoing projects of the Company along with two projects of the issuer company were provided as a security for the said debentures. The Company received loan from the issuer company for construction finance of its mortgaged projects and working capital requirements. Outstanding Debentures payable by the issuer company on the said liability as on 31st March 2024 was Rs. 8,701.25 Lakhs.

#### **Note 38 (ii):**

Two of the subsidiary firms have availed dropline overdraft facility during the year from a bank in which the company along with the Managing Director is a co-applicant/co-borrower. The total amount sanctioned by the bank is Rs. 4,780.00 Lakhs while the maximum balance as borrowed by the firms was Rs. 1,938.14 Lakhs during the year and the closing balance outstanding as on March 31, 2024 was Rs. 1,855.51 Lakhs.

#### **Note 38 (iii):**

The Income Tax Department ("the Department") conducted a search activity ("the search") under section 132 of The Income Tax Act, 1961 at various premises of the Company and certain entities under the common management of the promoter including certain key managerial person after the balance sheet date i.e. during the month of May 2024. Further the Company has provided all the necessary support and cooperation to the Income-tax officials during the search and provided all the necessary information including documents and data sought by the Department including replies towards the summons received under section 131(1A) of The Income Tax Act, 1961. The Company has not received any further written communication from the department regarding the outcome of the search, therefore, the consequent impact on the financial results for the financial year ended 30 March 2024 or any prior period is, if any, is not ascertainable.

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While the uncertainty exist regarding the outcomes of the proceedings by the Department, the Company after considering all available records and facts known to it, has not identified any adjustments to the current or prior period standalone financial results at this stage. No contingent liability is ascertainable in this regard as on date.

### **Note 38 (iv) :**

The Contingent Liabilities exclude undeterminable outcome of pending litigations.

### **39 : LEASES (Company as a Lessee)**

(i)The following is carrying value of right of use assets (Building) :

(Rs. In Lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	5.02	-
Additions during the year	-	12.04
Deletions during the year	-	-
Depreciation/Amortisation during the year	4.02	7.02
<b>Closing Balance</b>	<b>1.00</b>	<b>5.02</b>

(ii) The following is the carrying value of lease liability :

(Rs. In Lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	6.36	-
Additions during the year	-	12.04
Finance Cost accrued during the year	0.58	2.72
Payment of lease liabilities	4.80	8.40
<b>Closing Balance</b>	<b>2.14</b>	<b>6.36</b>
Current Portion of Lease Liability	2.14	4.22
Non-Current portion of Lease Liability	-	2.14
<b>Total</b>	<b>2.14</b>	<b>6.36</b>

(iii) The following are the amounts recognized in statement of profit and loss:

(Rs. In Lakhs)

Particulars	For the Year ended 31-Mar-2024	For the year ended 31-Mar-2023
Depreciation	4.02	7.02
Interest expenses on lease liabilities	0.58	2.72
<b>Total amount recognised in profit and loss</b>	<b>4.61</b>	<b>9.74</b>

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### 40 : DISCLOSURES REQUIRED BY CLAUSE 34(3) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS,2015

The company has made investments in subsidiary firms as under in form of loans and advances:

(Rs. In Lakhs)

Particulars	As at 31-03-2024	As at 31-03-2023	Maximum Balance during the current year	Maximum Balance during the previous year
Padmagriha Heights	-	-	801.20	533.97
Shree Krishna Rahul Developers	-	-	1,379.40	-
Shree Mangesh Costructions	-	-	298.17	-
Roopventures LLP	-	-	175.28	-

### 41 : GRATUITY OBLIGATION

Gratuity is payable to all eligible employees of the Group on death or on resignation, or on retirement after completion of 5 years of service

The following tables summarise the components of gratuity expense recognised in the statement of profit or loss and amounts recognised in the balance sheet:

(Amounts in this Note are in absolute figures and not in lakhs so as to avoid rounding off issue in presentation of smaller figures)

#### (a) Table Showing Changes in Present Value of Obligations:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Present value of the obligation at the beginning of the period	7,149.00	11,318.00
Interest cost	536.00	821.00
Current service cost	111,252.00	7,149.00
Past Service Cost	-	-
Benefits paid (if any)	-	-
Actuarial (gain)/loss	(7,685.00)	(12,139.00)
Present value of the obligation at the end of the period	111,252.00	7,149.00

#### (b) Bifurcation of total Actuarial (gain) / loss on liabilities:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Actuarial gain / losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/ losses from changes in financial assumptions	-	-
Experience Adjustment (gain)/ loss for Plan liabilities	(7,685.00)	(12,139.00)
Total amount recognized in other comprehensive Income	(7,685.00)	(12,139.00)

#### (c) Key results (The amount to be recognized in the Balance Sheet):

(Rs.)

Period	AS on 31-Mar-2024	AS on 31-Mar-2023
Present value of the obligation at the end of the period	111,252.00	7,149.00
Fair value of plan assets at end of period	-	-
Net liability/(asset) recognized in Balance Sheet and related analysis	111,252.00	7,149.00
Funded Status - Surplus/ (Deficit)	(111,252.00)	(7,149.00)

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### (d) Expense recognized in the statement of Profit and Loss: (Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Interest cost	536.00	821.00
Current service cost	111,252.00	7,149.00
Past Service Cost	-	-
Expected return on plan asset	-	-
Expenses to be recognized in P&L	111,788.00	7,970.00

### (e) Other comprehensive (income) / expenses (Remeasurement): (Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Cumulative unrecognized actuarial (gain)/loss opening. B/F	(12,139.00)	-
Actuarial (gain)/loss - obligation	(7,685.00)	(12,139.00)
Actuarial (gain)/loss - plan assets	-	-
Total Actuarial (gain)/loss	(7,685.00)	(12,139.00)
Cumulative total actuarial (gain)/loss. C/F	(19,824.00)	(12,139.00)

### (f) Net Interest Cost: (Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Interest cost on defined benefit obligation	536.00	821.00
Interest income on plan assets	-	-
Net interest cost (Income)	536.00	821.00

### (g) Experience adjustment: (Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Experience Adjustment (Gain) / loss for Plan liabilities	(7,685.00)	(12,139.00)
Experience Adjustment Gain / (loss) for Plan assets	-	-

### (h) Summary of membership data at the date of valuation and statistics based thereon: (Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Number of employees	22.00	1.00
Total monthly salary	439,900.00	25,000.00
Average Past Service(Years)	0.70	0.80
Average Future Service (yrs)	25.80	22.50
Average Age(Years)	32.20	35.50
Weighted average duration (based on discounted cash flows) in years	23.00	22.00
Average monthly salary	19,995.00	25,000.00

### (i) Actuarial assumptions provided by the company and employed for the calculations are tabulated:

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Discount rate	7.25 % per annum	7.50 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-14	IALM 2012-14
Attrition / Withdrawal Rate (per Annum)	5.00% p.a.	5.00% p.a.



## SHRADDHA PRIME PROJECTS LIMITED

### (j) Benefits valued:

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Normal Retirement Age	58 Years	58 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Vesting Period	5 Years of service	5 Years of service
Benefits on Normal Retirement	15/26 * Salary * Past Service (yr.).	15/26 * Salary * Past Service (yr.).
Benefit on early exit due to death and disability (Rs.)	As above except that no vesting conditions apply	As above except that no vesting conditions apply
Limit	2,000,000.00	2,000,000.00

### (k) Current Liability :

(Rs.)

Period	AS on 31-Mar-2024	AS on 31-Mar-2023
Current Liability (Short Term)*	8,986.00	24.00
Non Current Liability (Long Term)	102,266.00	7,125.00
Total Liability	111,252.00	7,149.00

(\*Expected payout in next year as per schedule III of the Companies Act, 2013)

### (l) Expected contribution during the next annual reporting period:

Period	AS on 31-Mar-2024	AS on 31-Mar-2023
The Company's best estimate of Contribution during the next year	173,340.00	9,545.00

### (m) Sensitivity Analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	For Year ended 31-Mar-2024
Defined Benefit Obligation (Base)	1,11,252 @ Salary Increase Rate : 5%, and discount rate :7.25%
Liability with x% increase in Discount Rate	1,01,043; x=1.00% [Change (9)% ]
Liability with x% decrease in Discount Rate	1,23,563; x=1.00% [Change 11% ]
Liability with x% increase in Salary Growth Rate	1,23,724; x=1.00% [Change 11% ]
Liability with x% decrease in Salary Growth Rate	1,00,754; x=1.00% [Change (9)% ]
Liability with x% increase in Withdrawal Rate	1,09,379; x=1.00% [Change (2)% ]
Liability with x% decrease in Withdrawal Rate	1,12,574; x=1.00% [Change 1% ]

### (n) Reconciliation of liability in balance sheet:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Opening gross defined benefit liability/ (asset)	7,149.00	11,318.00
Expenses to be recognized in P&L	111,788.00	7,970.00
OCI- Actuarial (gain)/ loss-Total current period	(7,685.00)	(12,139.00)
Benefits paid (if any)	-	-
Closing gross defined benefit liability/ (asset)	111,252.00	7,149.00

## SHRADDHA PRIME PROJECTS LIMITED

### 42 : RATIO ANALYSIS AND ITS ELEMENTS:

SR. NO	Particulars	Numerator	Denominator	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23	% Variance	Explanation for Variances of more than 25% (Refer notes below)
(i)	Current Ratio	Current Assets	Current Liabilities	1.66	0.81	106.31%	(a)
(ii)	Debt - Equity Ratio	Long-term Borrowings and Short-term Borrowings	Total Equity	1.12	55.33	-97.97%	(b)
(iii)	Debt Service Coverage Ratio	Earnings for Debt Service (Profit before interest, tax, depreciation and exceptional items)	Debt Service (Interest and Principal Repayments made during the year) [excludes payable on demand loans from related parties]	17.84	-	-	(c)
(iv)	Return on Equity Ratio (%)	Profit/(Loss) After Tax	Average of Total Equity (Opening Total Equity + Closing Total Equity)/2	23.31%	-59.23%	139.35%	(d)
(v)	Inventory Turnover Ratio	Cost of Goods Sold (Cost of Projects + Change in Inventory)	Average Inventory (Opening Inventory + Closing Inventory)/2	0.40	-	-	(e)
(vi)	Trade Receivable Turnover Ratio	Revenue from Operations	Average Trade Receivables	-	-	-	(f)
(vii)	Trade Payable Turnover Ratio	Cost of Project	Average Trade Payables (Opening Trade Payables + Closing Trade Payable)/2	13.18	29.91	-55.93%	(g)

## SHRADDHA PRIME PROJECTS LIMITED

(viii)	Net Capital Turnover Ratio	Revenue from Operations	Working Capital (Current Assets - Current Liabilities)	0.84	-	-	(h)
(ix)	Net Profit Ratio (%)	Profit/(Loss) After Tax	Revenue from Operations	15.10%	-	-	(i)
(x)	Return on Capital Employed (%)	Earnings Before Interest & Taxes (Profit/(Loss) Before Tax + Finance Cost)	Capital Employed (Equity + Borrowings)	6.64%	-1.07%	717.90%	(j)
(xi)	Return on Investment (%)	Income generated from Investment (Interest Income + Share in Profit from Subsidiary Partnership Firm- Fair Value Loss on Equity Instruments)	Average Investments	25.13%	11.89%	111.37%	(k)

Note: Basis for deriving numerator and denominator for Ratios calculation of previous year have been revised wherever deemed fit by taking same base as current year to make them fairly comparable.

### **Explanation on Variances**

- Increase in Current Ratio due to major increase in Inventories funded by rights issue and long term borrowings.
- Reduction in Debt - Equity Ratio due to issue of fresh equity shares at premium through rights issue during current year.
- DSCR is not available for previous year since there was no borrowing except from related parties repayable on demand. In current year, secured borrowing from a financial institution taken against security of one of the ongoing project.
- Increase in Return on Equity due to higher operating revenue and recognition of sales as compared to previous year.
- Inventory Turnover Ratio is not available for previous year due to Zero Cost of Goods Sold in absence of any sales recognition in previous year.
- Trade Receivable Turnover Ratio is zero in both the years since there is net advance balance from customers and not receivable.
- Reduction in trade payable turnover ratio due to increase in operations thereby leading to increase in average trade payables amount as compared to previous year.

## SHRADDHA PRIME PROJECTS LIMITED

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- (h) Net Capital Turnover Ratio is not available for previous year since there was no Revenue from Operation in the previous year.
- (i) Net Profit Ratio is not available for previous year since there was no Revenue from Operations in the previous year.
- (j) Increase in Return on Capital employed due to positive PBIT in current year.
- (k) Increase in Return on Investments due to increased share in profit from the subsidiary partnership firms.

### 43 : OTHER INFORMATION

- 43.1 The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- 43.2 The Company does not have any transactions with companies struck off.
- 43.3 The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- 43.4 The Company has entered in a partnership deed during the year through which it has acquired 50% share in Roopventures LLP w.e.f. 4th December 2023.
- 43.5 The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- 43.6 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.
- 43.7 The Company does not have any transaction which is not recorded in the books of account 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).
- 43.8 The figures for the corresponding previous year have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current year classification.

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place:- Mumbai  
Date: 29-May-2024

Place:- Mumbai  
Date: 29-May-2024

### INDEPENDENT AUDITOR'S REPORT

To The Members of **Shraddha Prime Projects Limited**

#### **Report on the Audit of the Consolidated Financial Statements**

#### **Opinion**

We have audited the accompanying consolidated financial statements of Shraddha Prime Projects Limited (hereinafter referred to as the "Holding Company") and its subsidiaries which includes partnership firms and a limited liability partnership firm (collectively "the subsidiary firms") (the Holding Company, its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at March 31, 2024, and the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and notes to the Consolidated Financial Statements, including material accounting policy information and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated 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 Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of their consolidated state of affairs of the Group as at March 31, 2024, of consolidated profit and other comprehensive income, consolidated changes in equity and its consolidated cash flows for the year then ended.

#### **Basis for Opinion**

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in terms of the Code of Ethics issued by Institute of Chartered Accountant of India ("ICAI"), and the relevant provisions of the Act and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the year ended March 31, 2024. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report:

## SHRADDHA PRIME PROJECTS LIMITED

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1.	<p><b>Revenue Recognition for Real Estate Projects</b></p> <p>Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of Ind AS 115 using the percentage of completion method. This determination is based on the proportion that contract costs actually incurred, bear to the estimated total contract costs, and requires significant judgements, including estimate of balance costs to complete, identification of contractual obligations, the Group's rights to receive payments for performance completed till date, changes in scope and consequential revised contract price.</p> <p>Revenue recognition is significant to the consolidated financial statements based on the quantitative materiality. The application of percentage of completion method involves significant judgement as explained above. Accordingly, we regard these as key audit matter.</p>	<p>Our audit procedures in respect of this area, among others, included the following:</p> <ul style="list-style-type: none"> <li>• We read the Group's revenue recognition accounting policies and assessed appropriateness and compliance of the policies with the Ind AS 115.</li> <li>• We assessed the management evaluation of recognising revenue from real estate contracts over a period of time in accordance with the requirements under Ind AS 115.</li> <li>• We tested controls over revenue recognition with specific focus on determination of percentage of completion, recording of costs incurred and estimation of costs to complete the remaining contract obligations.</li> <li>• We inspected a sample of underlying customer contracts, performed retrospective assessment of costs incurred with estimated costs to identify significant variations and assess whether those variations have been considered in estimating the remaining costs-to-complete and consequential determination of stage of completion.</li> <li>• We tested controls and management processes pertaining to recognition of revenue over a period of time in case of real estate projects.</li> <li>• We performed test of details, on a sample basis, and inspected the underlying customer contracts/ agreements evidencing the transfer of control of the asset to the customer based on which revenue is recognised over a period of time.</li> <li>• We assessed the adequacy and appropriateness of the disclosures made in consolidated financial statements in compliance with the requirements of Ind AS 115.</li> </ul>



2.	<p><b>Assessing the carrying value of Inventory</b>                  The Group's inventory comprises of ongoing real estate projects which are stated at the lower of cost and net realizable value. The determination of NRV involves estimates based on prevailing market conditions and taking into account the stage of completion of the inventory, the estimated future selling price, cost to complete projects and selling costs. The costs of the projects not qualifying as expense as per percentage of completion method is forming part of the inventory value as on the balance sheet. We have considered the valuation of inventory as a key audit matter on account of the significance of the balance to the consolidated financial statements and involvement of significant judgement in estimating future selling prices and cost to complete the projects including impact on inventory due to percentage of completion method.</p>	<p>Our audit procedures in respect of this area, among others, included the following:</p> <ul style="list-style-type: none"> <li>• Obtained an understanding of the Management's process and methodology of using key assumptions for determining the valuation of inventory as at the year-end.</li> <li>• Reviewed the calculation of percentage of completion methodology adopted by the group and its use of estimates for revenue recognition and its impact on inventory valuation.</li> <li>• We evaluated the design and operation of internal controls related to testing recoverable amounts with carrying amount of inventory, including evaluating management processes for estimating future costs to complete projects.</li> <li>• Assessed the appropriateness of the selling price estimated by the management and verified the same on a test check basis, by comparing the estimated selling price to recent market prices in the same projects or comparable properties.</li> <li>• Compared the estimated construction cost to complete the project with the Group's updated budgets and assessed the adequacy and appropriateness of the disclosures made in the consolidated financial statements with respect to Inventory in compliance with the requirements of applicable Indian Accounting Standards and applicable financial reporting framework.</li> </ul>
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**Information Other than the Consolidated Financial Statements and Auditor's Report Thereon**

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors' report and Management Discussion and Analysis but does not include the consolidated financial statements and our auditor's report thereon. The Directors' report and Management Discussion and Analysis is expected to be made available to us after the date of this auditor's report.

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

When we read the Directors' report and Management Discussion and Analysis, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance under SA 720 'The Auditor's responsibilities Relating to Other Information'. We have nothing to report in this regard.

**Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. The respective Management and Board of Directors of the holding company and partners of the subsidiary firms included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial

controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Management and Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statement, the respective Board of Directors of the Holding Company and the partners of the subsidiary firms are responsible for assessing the ability of their respective companies and firms to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the respective entities or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Holding Company and partners of the subsidiary firms are also responsible for overseeing the financial reporting process of their respective companies and subsidiary firms.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

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

- Identify and assess the risks of material misstatement of the consolidated 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 Holding Company has adequate internal financial controls with reference to financial statements 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 ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors 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.

## SHRADDHA PRIME PROJECTS LIMITED

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Other Matter

The audit of consolidated financial statements for the corresponding quarter and year ended March 31, 2023 included in the consolidated financial statements as comparative figures was carried out and reported by erstwhile auditors Vishwas & Associates, who have expressed unmodified opinion vide their audit report dated May 30, 2023, and which have been relied upon by us for the purpose of our audit of the Consolidated financial statements.

Our opinion on the Consolidated financial statements is not modified in respect of this matter.

### Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 of the aforesaid consolidated financial statements.
  - b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.
  - c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
  - d. In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
  - e. On the basis of the written representations received from the directors of the Holding Company as on March 31, 2024 taken on record by the Board of Directors of the Holding Company, none of the directors of the Holding Company are disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f. The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above.
  - g. With respect to the adequacy of internal financial controls with reference to consolidated financial statements of the Group and the operating effectiveness of such controls, refer to our separate report in "Annexure A".
  - h. In our opinion, according to information, explanations given to us, no remuneration is paid by the Group to its directors during the year and therefore it is within the limits prescribed under Section 197 read with Schedule V of the Act and the rules thereunder.
  - i. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group— Refer Note 40 to the consolidated financial statements.
    - (ii) The Group did not have any material foreseeable losses on long-term contracts including derivative contracts.
    - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary firms.

- (iv) 1) The respective Managements of the Holding Company and its subsidiary firms has represented to us that, to the best of their knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary firms to or in any other person(s) or entity(ies), including foreign entities with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that such parties shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or any of such subsidiary firms ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- 2) The respective Managements of the Holding Company and its subsidiary firms has represented that, to the best of its knowledge and belief, no funds have been received by the Holding Company or any of its subsidiary firms from any person(s) or entity(ies), including foreign entities (Funding Parties), with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the Holding Company or any of its subsidiary firms shall, 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.
- 3) Based on our audit procedures performed that have been considered reasonable and appropriate in the circumstances, and according to the information and explanations provided to us by the Management in this regard nothing has come to our notice that has caused us to believe that the representations under subclause (i) and (ii) of Rule 11(e) as provided under (1) and (2) above, contain any material mis-statement.
- (v) In our opinion and according to the information and explanations given to us, the Holding Company has not declared and/or paid dividend during the year or the previous year. The subsidiary firms not being companies has no dividend applicable but share in profit/loss which is considered as Other Income by the holding company for its share.
- (vi) Based on our examination, which included test checks the Group has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility. The audit trail feature has been operated throughout the year for all transactions recorded in the accounting software. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, 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 March 31, 2024.
2. With respect to the matters specified in clause (xxi) of paragraph 3 and paragraph 4 of the Companies (Auditor's Report) Order, 2020 ("CARO"/ "the Order") issued by the Central Government in terms of Section 143(11) of the Act, according to the information and explanations given to us, and based on the CARO reports issued by us for the Holding Company, we report that there are no qualifications or adverse remarks in the CARO report of the Holding Company. The entities other than the Holding Company included in the consolidated financial statements being subsidiary firms, CARO report is not applicable to them.

**For A V H P & Company LLP**

Chartered Accountants

ICAI Firm Registration No.: W100671

**Hitesh Purohit**

Partner

Membership No.: 147968

UDIN: 24147968BKCPMI1226

Place: Mumbai

Date: 29<sup>th</sup> May 2024

### **ANNEXURE A to the Independent Auditor's Report of even date on the Consolidated Financial Statements of Shradha Prime Projects Limited for the year ended March 31, 2024**

[Referred to in paragraph 2(g) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report]

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

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2024, we have audited the internal financial controls with reference to consolidated financial statements of Shradha Prime Projects Limited (hereinafter referred to as "the Holding Company") which includes the internal financial controls over financial reporting of the Holding Company and its subsidiary firms (the Holding Company and its subsidiary firms together referred to as "the Group").

#### **Opinion**

In our opinion, and to the best of our information and according to the explanations given to us, the Holding Company and its subsidiary firms, have, in all material respects where applicable, an adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2024, based on the internal financial controls with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("the ICAI") (the "Guidance Note").

#### **Management's and Board of Director's Responsibility for Internal Financial Controls**

The respective Management and the Board of Directors of the Holding Company and partners of the subsidiary firms, are responsible for establishing and maintaining internal financial controls based on the internal control with reference to consolidated financial statements criteria established by the respective entities considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary firms based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Holding Company's and its subsidiary firms internal financial controls with reference to consolidated financial statements.



### **Meaning of Internal Financial Controls with reference to Consolidated Financial Statements**

A company's internal financial control with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

### **Inherent Limitations of Internal Financial Controls With reference to Consolidated Financial Statements**

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

#### **For A V H P & Company LLP**

Chartered Accountants

ICAI Firm Registration No.: W100671

#### **Hitesh Purohit**

Partner

Membership No.: 147968

ICAI UDIN: 24147968BKCPMI1226

Place: Mumbai

Date: May 29, 2024



# SHRADDHA PRIME PROJECTS LIMITED

## CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2024

(Rupees in lakhs)

Sr. No.	Particulars	Notes	As at 31-Mar-24	As at 31-Mar-23
<b>A.</b>	<b>ASSETS</b>			
<b>I</b>	<b>Non-current assets</b>			
(a)	Property plant and equipment & Intangible Assets	2	9.47	87.54
(b)	Right-of-use assets	3	1.00	5.02
(c)	Financial assets			
	Investments	4	134.49	72.65
(d)	Deferred tax assets	5	3.87	22.95
	<b>Total non-current assets</b>		<b>148.83</b>	<b>188.16</b>
<b>II</b>	<b>Current assets</b>			
(a)	Inventories	6	17,164.00	9,890.81
(b)	Financial assets			
	(i) Investments	7	46.59	-
	(ii) Trade receivables	8	428.98	-
	(iii) Cash and cash equivalents	9	111.26	271.05
	(iv) Loans and advances	10	3,091.62	2,860.70
	(v) Other financial assets	11	250.83	92.54
(c)	Other current assets	12	126.55	41.43
	<b>Total current assets</b>		<b>21,219.83</b>	<b>13,156.53</b>
	<b>Total assets</b>		<b>21,368.66</b>	<b>13,344.69</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>			
<b>I</b>	<b>Equity</b>			
(a)	Equity share capital	13	2,209.32	644.75
(b)	Other equity	14	3,264.08	(509.84)
(c)	Non controlling interest		217.68	2.40
	<b>Total equity</b>		<b>5,691.08</b>	<b>137.31</b>
<b>II</b>	<b>Non-current Liabilities</b>			
(a)	Financial liabilities			
	(i) Borrowings	15	5,270.51	-
	(ii) Lease liabilities	16	-	2.14
(b)	Provisions	17	1.11	0.07
	<b>Total non-current liabilities</b>		<b>5,271.62</b>	<b>2.21</b>
<b>III</b>	<b>Current liabilities</b>			
(a)	Financial liabilities			
	(i) Borrowings	18	5,076.54	8,768.07
	(ii) Lease liabilities	19	2.14	4.22
	(iii) Trade payables	20		
	Total outstanding dues of micro enterprises and small enterprises		689.72	11.34
	Total outstanding dues of creditors other than micro enterprises and small enterprises		1,580.36	828.44
	(iv) Other current financial liabilities	21	2.33	-
(b)	Provisions	22	32.32	57.11
(c)	Other current liabilities	23	3,022.55	3,535.99
	<b>Total current liabilities</b>		<b>10,405.96</b>	<b>13,205.17</b>
	<b>Total Liabilities</b>		<b>15,677.58</b>	<b>13,207.38</b>
	<b>Total equity and liabilities</b>		<b>21,368.66</b>	<b>13,344.69</b>
	Material Accounting Policies	1		
	The accompanying notes are an integral part of the Consolidated Financial Statements			

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

# SHRADDHA PRIME PROJECTS LIMITED

## CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2024

(Rupees in lakhs)

Sr. No.	Particulars	Notes	For The Year Ended 31-Mar-24	For The Year Ended 31-Mar-23
<b>I</b>	<b>Income</b>			
(a)	Revenue from operations	24	8,381.32	859.22
(b)	Other income	25	99.06	3.03
	<b>Total income (I)</b>		<b>8,480.38</b>	<b>862.25</b>
<b>II</b>	<b>Expenses</b>			
(a)	Cost of projects	26	14,459.31	7,231.49
(b)	Changes in inventories of finished goods, work in progress and stock-in-trade	27	(7,273.19)	(6,568.12)
(c)	Employee benefits expenses	28	73.39	27.93
(d)	Finance costs	29	0.58	5.10
(e)	Depreciation and amortisation expenses	30	4.43	3.24
(f)	Other expenses	31	151.60	80.57
	<b>Total expenses (II)</b>		<b>7,416.11</b>	<b>780.21</b>
<b>III</b>	<b>Profit / (loss) before exceptional items and tax (I-II)</b>		<b>1,064.27</b>	<b>82.04</b>
<b>IV</b>	<b>Exceptional items (prior period expenses)</b>		-	1.54
<b>V</b>	<b>Profit / (loss) before tax (III-IV)</b>		<b>1,064.27</b>	<b>80.50</b>
<b>VI</b>	<b>Tax expense:</b>	32		
(a)	Current tax		384.78	52.87
(b)	Deferred tax		23.01	(22.95)
	<b>Total tax expense/(credit) (VI)</b>		<b>407.79</b>	<b>29.92</b>
<b>VII</b>	<b>Profit / (loss) after tax (V-VI)</b>		<b>656.48</b>	<b>50.58</b>
	<b>Profit/(loss) attributable to:</b>			
(a)	Owners of the company		653.36	49.17
(b)	Non controlling interest		3.12	1.41
<b>VIII</b>	<b>Other comprehensive income / (expense)</b>			
	<b>Items that will not be reclassified to profit or loss</b>			
(a)	Remeasurement gain/(loss) on defined benefit plans		0.08	0.12
(b)	Fair value gain/(loss) from investment in equity instruments		(14.20)	-
(c)	Income tax relating to items that will not be reclassified to profit and loss		3.93	-
	<b>Total other comprehensive income / (expense), net of tax (VIII)</b>		<b>(10.19)</b>	<b>0.12</b>
	<b>Other comprehensive income/(expense) attributable to:</b>			
(a)	Owners of the company		(10.19)	0.12
(b)	Non controlling interest		-	-
<b>IX</b>	<b>Total comprehensive income / (expense), net of tax (VII+VIII)</b>		<b>646.28</b>	<b>50.70</b>
	<b>Total comprehensive income attributable to:</b>			
(a)	Owners of the company		643.17	49.30
(b)	Non controlling interest		3.12	1.40
<b>X</b>	<b>Earnings per equity share [face value of Rs. 10/-]</b>	33		
	Basic (in Rupees)		4.35	1.11
	Diluted (in Rupees)		4.35	1.11
	Material Accounting Policies	1		
The accompanying notes are an integral part of the Consolidated Financial Statements				

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

# SHRADDHA PRIME PROJECTS LIMITED

## CONSOLIDATED STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31 MARCH 2024

(Rupees in lakhs)

Particulars		For the Year ended 31-Mar-2024	For the year ended 31-Mar-2023
<b>A.</b>	<b>Cash flows from operating activities</b>		
	Profit/(loss) before tax	1,064.27	80.50
	<b>Adjustments for:</b>		
	Depreciation and amortisation expenses	4.43	7.26
	Interest Income	(99.06)	(3.00)
	<b>Operating profit / (loss) before working capital changes</b>	<b>969.63</b>	<b>84.76</b>
	<b>Changes in working capital:</b>		
	Increase / (decrease) in trade payables	1,430.30	903.43
	Increase / (Decrease) in other current liabilities	(878.44)	4,903.26
	Increase / (decrease) in provisions	(23.74)	-
	Increase / (decrease) in other current financial liabilities	2.33	-
	(Increase) / decrease in other financial assets and other current assets	(256.27)	(240.40)
	(Increase) / decrease in short term loan and advances	(230.92)	(2,754.27)
	(Increase) / Decrease in trade receivables	(428.98)	-
	(Increase) / decrease in inventories	(7,195.11)	(9,890.81)
	<b>Net changes in working capital</b>	<b>(7,580.85)</b>	<b>(7,078.78)</b>
	<b>Cash flow from operating activities post working capital changes</b>	<b>(6,611.22)</b>	<b>(6,994.02)</b>
	Less: Income taxes (paid)/refunded, net	(19.71)	(29.92)
	<b>Net cash generated from / (used in) operating activities (A)</b>	<b>(6,630.93)</b>	<b>(7,023.94)</b>
<b>B.</b>	<b>Cash flows from investing activities</b>		
	Proceeds/(investments) in fixed deposits & shares (net)	(108.43)	(72.65)
	Proceeds from sale of property, plant and equipment	-	(99.82)
	Interest received	99.06	3.00
	<b>Net cash generated from / (used in) investing activities (B)</b>	<b>(9.37)</b>	<b>(169.47)</b>
<b>C.</b>	<b>Cash flows from financing activities</b>		
	Proceeds from non current borrowings	5,270.51	-
	Proceeds from current borrowings (net)	(3,479.49)	7,464.47
	Proceeds from rights shares issue	4,693.71	-
	Payment of lease liabilities	(4.22)	-
	<b>Net cash generated from / (used in) financing activities (C)</b>	<b>6,480.51</b>	<b>7,464.47</b>
	<b>Net increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>(159.79)</b>	<b>271.05</b>
	Cash and Cash equivalents at the beginning of the year	271.05	-
	<b>Cash and Cash equivalents at end of year</b>	<b>111.26</b>	<b>271.05</b>
	Material Accounting Policies (Refer Note No. 1)		
	The accompanying notes are an integral part of the Consolidated Financial Statements		

### Notes

- (i) Cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 specified under Section 133 of the Companies Act 2013.
- (ii) Also refer Note No. 9 - Cash And Cash Equivalents

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Neha Chhatbar**  
(Company Secretary)

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

# SHRADDHA PRIME PROJECTS LIMITED

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2024

### A. EQUITY SHARE CAPITAL:

(Rupees in lakhs)

Particulars	Notes	As at 31-Mar-2024	As at 31-Mar-2023
<b>(i) Fully Paid up Equity Shares of Rs. 10/- each</b>			
Balance at the beginning of the year	13	455.48	455.48
Add/(less): Issue of Equity Shares under Rights Issue		1,564.57	-
<b>Balance at the end of the year (a)</b>		<b>2,020.05</b>	<b>455.48</b>
<b>(ii) Share Forfeited Account</b>			
Balance at the beginning of the year	13	189.27	189.27
Add/(less): Changes during the year		-	-
<b>Balance at the end of the year (b)</b>		<b>189.27</b>	<b>189.27</b>
<b>Total Equity Share Capital (a+b)</b>		<b>2,209.32</b>	<b>644.75</b>

### B. OTHER EQUITY :

(Rupees in lakhs)

Particulars	Notes	As at 31-Mar-2024	As at 31-Mar-2023
<b>Reserves &amp; Surplus</b>			
<b>a) Retained Earnings</b>			
Balance at the beginning of the year	14	(517.36)	(566.65)
Profit/(Loss) for the year as per statement of profit and loss		653.36	49.17
Items of Other Comprehensive Income recognised in retained earnings		(10.19)	0.12
Other adjustments on acquisition and consolidation impact		1.61	-
<b>Retained Earnings at the end of the year (a)</b>		<b>127.42</b>	<b>(517.36)</b>
<b>b) Capital Reserve</b>			
Balance at the beginning of the year	14	7.15	7.15
Add/(Less): Movement during the year		-	-
<b>Capital Reserve at the end of the year (b)</b>		<b>7.15</b>	<b>7.15</b>
<b>c) General Reserve</b>			
Balance at the beginning of the year	14	0.37	0.37
Add/(Less): Movement during the year		-	-
<b>General Reserve at the end of the year (c)</b>		<b>0.37</b>	<b>0.37</b>
<b>d) Securities Premium</b>			
Balance at the beginning of the year	14	-	-
Add: Rights Issue during the year		3,129.14	-
<b>Securities Premium at the end of the year (d)</b>		<b>3,129.14</b>	<b>-</b>
<b>Total Reserves and Surplus at the end of the year ( a+b+c+d )</b>		<b>3,264.08</b>	<b>(509.84)</b>
<b>Total Other Equity</b>		<b>3,264.08</b>	<b>(509.84)</b>
Material Accounting Policies	1		
The accompanying notes are an integral part of the Consolidated Financial Statements			

As per our attached Report of even date  
For **A V H P & COMPANY LLP**  
Chartered Accountants  
Firm Registration Number: W100671

For & On Behalf of the Board  
**Shraddha Prime Projects Limited**

**Hitesh Purohit**  
Partner  
Membership No.: 147968

**Sudhir Mehta**  
(Managing Director)  
DIN : 02215452

**Neha Chhatbar**  
(Company Secretary)

**Ramchandra Ralkar**  
(Director)  
DIN : 02817292

**Dhruv Mehta**  
(Chief Financial Officer)

Place: Mumbai  
Date: 29-May-2024

Place: Mumbai  
Date: 29-May-2024

### Notes to the Consolidated Financial Statements for year ended 31 March 2024

#### NOTE 1: GROUPS'S BACKGROUND AND MATERIAL ACCOUNTING POLICIES

##### 1.1 GROUPS'S BACKGROUND:

The Consolidated financial statements comprise financial statements of Shraddha Prime Projects Limited (the Company or the Holding Company) and its subsidiary partnership firms [including a limited liability partnership firm] (collectively, the Group) for the year ended 31 March 2024.

The Holding Company is a public limited company domiciled and incorporated in India under the Companies Act, 1956 vide CIN - L70100MH1993PLC394793 whose equity shares are listed on the Bombay Stock Exchange (BSE). The Company's registered office is located at A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai – 400075. The Group is currently engaged in the real estate development business.

The Consolidated Financial Statements are approved by the Holding Company's Board of Directors at its meeting held on 29<sup>th</sup> May, 2024.

##### 1.2 MATERIAL ACCOUNTING POLICIES:

###### 1.2.1 BASIS OF PREPARATION AND PRESENTATION

The Consolidated Financial Statements of the Group have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under section 133 of the Companies Act 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 and amendments if any.

The Consolidated Financial Statements have been prepared on a historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

The Consolidated Financial Statements are presented in Indian Rupee ("INR") and all values are presented in INR Lakh and rounded off to the extent of 2 decimals, except when otherwise indicated.

###### 1.2.2 BASIS OF CONSOLIDATION

Subsidiary Firms are all partnership firms [including a limited liability partnership firm] over which the Holding Company and Group has control. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

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

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

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

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

## SHRADDHA PRIME PROJECTS LIMITED

financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

The Ind AS compliant financial statements of subsidiary firms are consolidated on a line-by-line basis and intra-group balances and transactions including unrealised gain/loss from such transactions are eliminated upon consolidation. The consolidated Ind AS financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

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

Details of subsidiary firms considered in the Consolidated Financial Statements along-with Holding Company are as under:

Sr. No.	Name of the Subsidiary Firm	% of Ownership as on 31-Mar-2024	Principal Activities
(i)	Shree Krishna Rahul Developers (partnership firm)	99%	Real Estate
(ii)	Padmagriha Heights (partnership firm)	99%	Real Estate
(iii)	Shree Mangesh Constructions (partnership firm)	95%	Real Estate
(iv)	Roopventures LLP (limited liability partnership firm) (w.e.f. 04 December 2023)	50%	Real Estate

All subsidiaries have reporting date of March 31.

### 1.2.3 CURRENT AND NON-CURRENT CLASSIFICATION

The Group presents assets and liabilities in the Consolidated Balance Sheet based on current/ non-current classification.

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities respectively.

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

The operating cycle of the Group's real estate operations varies from project to project depending on the size of the project, type of development, project complexities and related approvals. Accordingly, project related assets and liabilities are classified into current and non-current based on the operating cycle of the project. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.



### 1.2.4 PROPERTY, PLANT AND EQUIPMENT

#### Recognition and measurement

All property, plant and equipment except freehold land are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisitions of the items. Cost includes freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

Freehold Land, if any is measured at fair value. Valuations are performed with sufficient frequency to ensure that the carrying value of revalued asset does not defer materially from its fair value.

Revaluation surplus is recorded in Other Comprehensive Income and credited to the Revaluation reserve in Other Equity.

#### Subsequent costs

Subsequent expenditure, including cost of the items which can be reliably estimated, is capitalised only when it is probable that the future economic benefits of the expenditure will flow to the Group. All other repairs and maintenance are charged to the Ind-AS Statement of Profit and Loss during the reporting period in which they are incurred.

#### Derecognition

The carrying amount of an item of Property, Plant and Equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss when the item is derecognized.

#### Capital work in progress

Cost of assets not ready for intended use, if any, as on the Balance Sheet date, is shown as capital work in progress.

#### Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013. Management believes that such estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Depreciation on addition to property, plant and equipment is provided on pro-rata basis from the date of acquisition. Depreciation on assets sold during the year is charged to the Statement of Profit and Loss up to the month preceding the month of sale.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

### 1.2.5 INTANGIBLE ASSETS

#### Recognition and initial measurement

Intangible assets are stated at cost less accumulated amortisation and impairment losses, if any. Cost comprises the acquisition price, development cost and any attributable/allocable incidental cost of bringing the asset to its working condition for its intended use.

#### Subsequent measurement (amortisation)

All intangible assets with definite useful life are amortized on a straight-line basis over the estimated useful lives.

The carrying amount of intangible asset is reviewed periodically for impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

Gain or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

### **Goodwill**

Goodwill is initially recognised as the excess of the acquirer's interest in the net fair value of the identifiable net assets of the acquired business. Subsequent to initial measurement, goodwill is measured at cost less accumulated impairment, if any.

### **1.2.6 INVENTORIES**

#### **Construction materials and consumables**

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to construction are treated as consumed.

#### **Construction work in progress**

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

#### **Finished stock of completed projects**

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

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

### **1.2.7 REVENUE RECOGNITION**

#### **Revenue from real estate projects**

The Group recognises revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Group is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Group's performance does not have an alternate use and as per the terms of the contract, the Group has an enforceable right to payment for performance completed till date. Hence the Group transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time. The Group recognises revenue at the transaction price (net of transaction costs) which is determined on the basis of agreement or letter of allotment entered into with the customer. The Group recognises revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation. The Group would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Group recognises revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Group uses cost-based input method for measuring progress for performance obligation satisfied over time. Under this method, the Group recognises revenue in proportion to the stage of completion of the project assessed on the basis proportionate cost incurred as compared to the total estimated cost of the project along with the project architect's stage of completion certification to assess the stage of project.

The management of the holding company reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined.

#### **Other Income**

Other Income includes Interest income from Fixed deposits with banks recognised on accrual basis and Interest from Loans given.

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

### 1.2.8 PROVISIONS AND CONTINGENCIES

The Group recognizes provisions when a present obligation (legal or constructive) as a result of a past event exists and it is probable that an outflow of resources embodying economic benefits will be required to settle such obligation and the amount of such obligation can be reliably estimated.

If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

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

### 1.2.9 BORROWING COSTS

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost. Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

### 1.2.10 LEASE

The Group evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116.

#### Where the Group Entity is a Lessee

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

The Group at the commencement of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value (low-value leases). For these short-term and low-value leases, the Group recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Group, any lease incentives received and expected costs for obligations to dismantle and remove right-of-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right-of-use asset.

Right-of-use assets are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projections for the useful life.

For lease liabilities at commencement date, the Group measures the lease liability at the present value of the future lease payments as from the commencement date of the lease to end of the lease term. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, the Group's incremental borrowing rate for the asset subject to the lease in the respective markets. Subsequently, the Group measures the lease liability by adjusting carrying amount to reflect interest on the lease liability and lease payments made.

The Group remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever there is a change to the lease terms or expected payments under the lease, or a modification that is not accounted for as a separate lease.

### Where the Group Entity is a Lessor

In arrangements where the Group is the lessor, it determines at lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying asset to the counterparty (the lessee) are accounted for as finance leases. Leases that do not transfer substantially all of the risks and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognized as income in the statement of profit and loss on a straightline basis over the lease term or another systematic basis.

### 1.2.11 IMPAIRMENT OF NON-FINANCIAL ASSETS (excluding Inventories and Deferred Tax Assets)

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the asset is written down accordingly.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the smallest group of assets to which it belongs for which there are separately identifiable cash flows; its cash generating units ('CGUs').

### 1.2.12 FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

#### ➤ Financial Assets

#### Initial recognition and measurement

The Group classifies its financial assets in the following measurement categories.

- those to be measured subsequently at fair value (either through Other Comprehensive Income, or through profit or loss)
- those measured at amortised cost

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

#### Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

#### Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss. The losses arising from impairment if any, are recognised in the statement of profit or loss.

### **Debt instruments at FVTOCI**

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent solely payments of principal and interest.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Group does not have any debt instruments which meets the criteria for measuring the debt instrument at FVTOCI.

### **Debt instrument at FVTPL**

Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Group may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'Accounting Mismatch'). The Group has not designated any debt instrument at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

### **Equity investments**

All equity investments, except investments in subsidiaries, associates and joint ventures are measured at FVTPL. The Group may make an irrevocable election on initial recognition to present in Other Comprehensive Income any subsequent changes in the fair value. The Group makes such election on an instrument-by-instrument basis.

All equity investments in subsidiaries, associates and joint ventures are measured at cost.

### **Derecognition of Financial Assets**

A financial asset (or, where applicable, a part of a financial asset or part of a Group of similar financial assets) is primarily derecognised (i.e. removed from the Group's Balance Sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a passthrough arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

### **Impairment of Financial Assets**

The Group assess on a forward-looking basis the expected credit losses associated with its financial assets carried at amortised cost and FVTOCI debts instruments. The impairment methodology applied depends on whether there has been significant increase in credit risk. For trade receivables, the Group is not exposed to any credit risk as the legal of residential and commercial units is handed over to the buyer only after all the instalments are recovered.

For financial assets carried at amortised cost, the carrying amount is reduced and the amount of the loss is recognised in the statement of profit and loss. Interest income on such financial assets continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. Financial asset together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Group. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or decreased. If a write-off is later recovered, the recovery is credited to finance costs.

### ➤ **Financial Liabilities**

Initial recognition and measurement financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and in the case of financial liability not recorded at fair value through Profit and Loss net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, loans and borrowings including financial guarantee contracts.

#### **Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

#### **Financial liabilities at fair value through profit or loss**

Financial liabilities measured at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/losses attributable to changes in own credit risk are recognized in OCI. These gains/ losses are not subsequently transferred to Statement of Profit and loss. However, the Group may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss.

#### **Loans and borrowings**

After initial recognition, all the material interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR.

#### **Financial guarantee contracts**

Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

#### **Derecognition of Financial Liabilities**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.



### ➤ **Reclassification of Financial Assets and Financial Liabilities**

The Group determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Holding Company's management determines change in the business model as a result of external or internal changes which are significant to the Group's operations.

Such changes are evident to external parties. A change in the business model occurs when the Group either begins or ceases to perform an activity that is significant to its operations. If the Group reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Group does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

### ➤ **Offsetting of Financial Instruments**

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

### ➤ **Fair Value Measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- i) In the principal market for the asset or liability, or
- ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group.

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

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

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

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

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

### 1.2.13 CASH AND CASH EQUIVALENTS

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

### 1.2.14 INCOME TAXES

#### **Current Income Tax**

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable profit for the period. The tax rates and tax laws used to compute the amount are those that are enacted by the reporting date and applicable for the period.

#### **Deferred Tax**

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for all deductible and taxable temporary differences arising between the tax bases of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of transaction.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the reporting date. Deferred tax asset in respect of carry forward of unused tax credits and unused tax losses are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. The Group recognizes deferred tax liabilities for all taxable temporary differences except those associated with the investments in subsidiaries where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the entity of the Group will pay normal tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer convincing evidence to the effect that the entity of the Group will pay normal tax during the specified period.

#### **Presentation of Current and Deferred Tax**

Current and deferred tax are recognized as income or an expense in the Statement of Profit and Loss, except when they relate to items that are recognized in OCI, in which case, the current and deferred tax income/ expense are recognized in OCI. The Group offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the entity of the Group has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the entity of the Group.

### 1.2.15 RETIREMENT AND OTHER EMPLOYEE BENEFITS

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

#### **Gratuity (Defined Benefit Scheme)**

The Group provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognised in full in the Other Comprehensive Income for the period in which they occur.

### 1.2.16 EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

The weighted average number of equity shares outstanding during the year of the holding company is adjusted for events of bonus and/or rights issue, if any and consolidation of equity shares.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares. For the purpose of calculating diluted earnings per share, the net profit or loss for the year (after deducting preference dividends and attributable taxes) attributable equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

However since there are no dilutive potential equity shares issued by the holding company so far, the basic and diluted earnings per share are the same for the year.

### 1.2.17 DIRECT COST OF PROJECTS

All the project specific direct costs and overheads attributable and identifiable to ongoing projects including borrowing costs form part of the cost of projects. Costs not attributable or chargeable to ongoing projects being in nature of not being project specific including selling and administration expenses does not form part of the cost of projects and are presented in respective expense head of the statement of profit and loss.

### 1.1.18 USE OF JUDGEMENTS AND ESTIMATES

The preparation of Consolidated financial statements in conformity with Ind AS requires management of the holding company to make judgements, estimates and assumptions that affect the reported amounts of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and underlying assumptions are reviewed at each reporting date. Any revision to accounting estimates and assumptions are recognised prospectively i.e. recognised in the period in which the estimate is revised and future periods affected.

### SIGNIFICANT MANAGEMENT JUDGEMENTS

The following are significant management judgements in applying the accounting policies of the Group that have a significant effect on the financial statements:

#### Revenue recognition from sale of premises

Revenue is recognised only when the Group can measure its progress towards complete satisfaction of the performance obligation. The measurement of progress is estimated by reference to the stage of the projects determined based on the proportion of costs incurred to date (excluding land and finance cost) and the total estimated costs to complete.

#### Classification of property

The Group determines whether a property is classified as investment property or as inventory:

- (a) Investment property comprises land and buildings that are not occupied for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are rented to tenants and are not intended to be sold in the ordinary course of business.
- (b) Inventory comprises property that is held for sale in the ordinary course of business. Principally these are properties that the Group develops and intends to sell before or on completion of construction.

### **Recognition of deferred tax assets**

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the Group's future taxable income against which the deferred tax assets can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in tax jurisdictions.

### **1.2.19 ESTIMATES AND ASSUMPTIONS**

#### **Classification of assets and liabilities into current and non-current**

The management of the holding company classifies the assets and liabilities into current and non-current categories based on the operating cycle of the respective business/projects.

#### **Impairment of assets**

In assessing impairment, management estimates the recoverable amounts of each asset or CGU (in case of non-financial assets) based on expected future cash flows and uses an estimated interest rate to discount them. Estimation relates to assumptions about future cash flows and the determination of a suitable discount rate.

#### **Useful lives of depreciable/amortisable assets (Property, plant and equipment, intangible assets and investment property)**

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

#### **Inventories**

Inventory is stated at the lower of cost or net realisable value (NRV).

NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Group based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

#### **Actuarial Valuation - Defined benefit obligation (DBO)**

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

#### **Fair value measurements**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument/assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

## SHRADDHA PRIME PROJECTS LIMITED

### 2 : PROPERTY, PLANT AND EQUIPMENTS AND INTANGIBLE ASSETS

(Rs. In lakhs)

	Description of Assets	Freehold Land*	Office Equipment's	Goodwill	Total
<b>I.</b>	<b><u>Gross Carrying Value</u></b>				
	Balance as on 01 April 2022	-	-	-	-
	Additions during the year	77.66	2.98	7.13	87.77
	Deductions/adjustments during the year	-	-	-	-
	Balance as on 31 March 2023	77.66	2.98	7.13	87.77
	Additions during the year	-	-	-	-
	Deductions/adjustments during the year	77.66	-	-	77.66
	<b>Gross Carrying Value as on 31 March 2024</b>	-	<b>2.98</b>	<b>7.13</b>	<b>10.11</b>
<b>II</b>	<b><u>Accumulated Depreciation and Impairments</u></b>				
	Balance as on 01 April 2022	-	-	-	-
	Additions during the year	-	0.23	-	0.23
	Deductions/adjustments during the year	-	-	-	-
	Balance as on 31 March 2023	-	0.23	-	0.23
	Additions during the year	-	0.41	-	0.41
	Deductions/adjustments during the year	-	-	-	-
	<b>Accumulated Depreciation and Impairments as on 31 March 2024</b>	-	<b>0.64</b>	-	<b>0.64</b>
<b>III</b>	<b><u>Net Carrying Value</u></b>				
	<b>Net Carrying Value as on 31 March 2024</b>	-	<b>2.34</b>	<b>7.13</b>	<b>9.47</b>
	Net Carrying Value as on 31 March 2023	77.66	2.75	7.13	87.54

\*Note: Freehold Land pertaining to one of the ongoing project which had been capitalised in previous year has been transferred to cost of project/inventory of the respective project being revenue in nature.

### Note 3 : RIGHT OF USE ASSETS (ROU)

#### ROU - Building

Particulars	(Rs. In lakhs)
<b><u>Gross Carrying Value:</u></b>	
<b>Balance as on 01 April 2022</b>	-
Additions	12.04
Deletions	-
<b>Balance as on 31 March 2023</b>	<b>12.04</b>
Additions	-
Deletions	-
<b>Gross Carrying Value as on 31 March 2024</b>	<b>12.04</b>
<b><u>Accumulated Depreciation:</u></b>	
<b>Balance as on 01 April 2022</b>	-
Depreciation for the year	7.03
Deletions	-
<b>Balance as on 31 March 2023</b>	<b>7.03</b>
Depreciation for the year	4.01
Deletions	-
<b>Accumulated Depreciation/amortisation as on 31 March 2024</b>	<b>11.04</b>
<b><u>Carrying Amount:</u></b>	
Balance as on 31 March 2023	5.02
<b>Balance as on 31 March 2024</b>	<b>1.00</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 4 : NON-CURRENT INVESTMENTS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Fixed deposits with banks	134.49	72.65
<b>Total</b>	<b>134.49</b>	<b>72.65</b>

### Note 5 : DEFERRED TAX ASSETS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Deferred Tax Assets		
On fair valuation of equity investments	3.95	-
On amortization of ROU asset	1.12	-
On business loss as per books	-	22.95
(a)	<b>5.07</b>	<b>22.95</b>
Deferred Tax Liabilities		
On remeasurement gain of defined benefit plans	0.02	-
On lease liability	1.17	-
(b)	<b>1.20</b>	-
<b>Net Deferred Tax Asset (a-b)</b>	<b>3.87</b>	<b>22.95</b>

### Note 5.1 : Movement in Deferred Tax Assets

(Rs. In lakhs)

Particulars	For FY 23-24
<b>As at April 1, 2022</b>	-
To profit and loss	22.95
To other comprehensive income	-
<b>As at March 31, 2023</b>	<b>22.95</b>
To profit and loss	(23.01)
To other comprehensive income	3.93
<b>As at March 31, 2024</b>	<b>3.87</b>

### Note 6 : INVENTORIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Finished Goods	-	-
Work-in-Progress [refer note 6(i) to 6(iv) below]	17,164.00	9,890.81
<b>Total</b>	<b>17,164.00</b>	<b>9,890.81</b>

Note 6 (i): The inventory amount includes work in progress amounting to Rs. 1,306.94 Lakhs pertaining to one of the ongoing projects of the holding company which has been provided as security/mortgage towards a loan facility taken by the holding company for the said project during the year as construction and working capital finance from a financial institution. (refer note 15)

Note 6 (ii): The inventory amount includes work in progress amounting to Rs. 6,303.22 Lakhs pertaining to two of the ongoing projects of the holding company which has been provided as security/mortgage as a mortgagor towards debentures issued by a group company identified as related party for construction finance of the respective projects. (refer note 15)

Note 6 (iii): The inventory amount includes work in progress amounting to Rs. 1,360.84 Lakhs of one of the subsidiary firms Padmagriha Heights which has been provided as security/mortgage towards term loan facility taken by the said subsidiary firm for its ongoing project during the year as construction and working capital finance from a financial institution. (refer note 15)

Note 6 (iv): The inventory amount includes work in progress amounting to Rs. 2,635.39 Lakhs of two subsidiary firms Shree Krishna Rahul Developers and Shree Mangesh Constructions which has been provided as security/mortgage towards Dropline Overdraft Facilities taken by both the subsidiary firms for their ongoing projects during the year as construction and working capital finance from a banking institution. (refer note 15)



## SHRADDHA PRIME PROJECTS LIMITED

### Note 7 : CURRENT INVESTMENTS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Quoted equity instruments (fully paid-up) carried at fair value through other comprehensive income		
Equity shares of Yes Bank Limited (2,00,000 shares of face value Rs. 2/- each, previous year - Nil)	46.59	-
<b>Total</b>	<b>46.59</b>	<b>-</b>

### Note 8 : TRADE RECEIVABLES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(a) Undisputed Trade receivables – considered good	428.98	-
(b) Disputed Trade receivables	-	-
<b>Total</b>	<b>428.98</b>	<b>-</b>

#### ➤ Trade Receivable Ageing Schedule

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(a) <u>Undisputed Trade Receivables Considered Good</u>		
Not Due	428.98	-
Less than 6 months	-	-
6 months - 1 year	-	-
1-2 years	-	-
2-3 years	-	-
More than 3 years	-	-
(b) <u>Disputed Trade Receivables</u>	-	-
<b>Total</b>	<b>428.98</b>	<b>-</b>

### Note 9 : CASH AND BANK BALANCES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
<b>Cash &amp; Cash equivalent</b>		
Balance With Bank		
In Current Account	87.86	264.85
Cash on hand	23.40	6.21
<b>Total</b>	<b>111.26</b>	<b>271.05</b>

### Note 10 : CURRENT LOANS & ADVANCES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Business Loan and Advances (Unsecured)*	3,091.62	2,860.70
<b>Total</b>	<b>3,091.62</b>	<b>2,860.70</b>

\*Business Loan and Advances are short term in nature and receivable on demand. (refer note 34)

### Note 11 : OTHER FINANCIAL ASSETS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(Unsecured, considered good unless otherwise stated)		
Deposits	250.83	92.54
<b>Total</b>	<b>250.83</b>	<b>92.54</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 12 : OTHER CURRENT ASSETS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(Unsecured, considered good unless otherwise stated)		
Other Current Assets	126.55	41.43
<b>Total</b>	<b>126.55</b>	<b>41.43</b>

### Note 13: SHARE CAPITAL

(Rs. In lakhs)

13.1	Particulars	As at 31-Mar-24	As at 31-Mar-23
>	<b>Authorised Share Capital</b> 3,00,00,000 (PY 3,00,00,000) Equity Shares of Rs.10 each	3,000.00	3,000.00
>	<b>Issued Share Capital</b> Equity Shares of Rs. 10 each issued, subscribed and fully paid up		
(a)	<b>Numbers</b>		
	Balance at the beginning of the year	4,554,800.00	4,554,800.00
	Increased during the year through rights issue	15,645,700.00	-
	<b>Balance at the end of the year</b>	<b>20,200,500.00</b>	<b>4,554,800.00</b>
(b)	<b>Amount</b>		
	Balance at the beginning of the year	455.48	455.48
	Increased during the year through rights issue	1,564.57	-
	<b>Balance at the end of the year</b>	<b>2,020.05</b>	<b>455.48</b>
	Add: Shares Forfeited Account	189.27	189.27
	<b>Total Equity Share Capital</b>	<b>2,209.32</b>	<b>644.75</b>

#### 13.2 : Note on Rights Issue made during the Year

The Holding Company has made Rights Issue of Equity Shares during the year and raised Rs. 4,693.00 Lakhs whereby 1,56,45,700 fully paid-up rights equity shares of face value of Rs. 10/- each were issued at price of Rs. 30/- per rights equity share (including premium of Rs. 20/- per rights equity share) to the successful rights issue applicants in the ratio of 365 Rights Equity Shares for every 100 Fully Paid-Up Equity Share(s) held by the then existing equity shareholders on the record date i.e. July 03, 2023. Consequently, the issued and paid-up share capital of the Holding Company stands increased to Rs. 2,020.05 Lakhs divided into 2,02,00,500 equity shares of Rs 10/- each.

#### 13.3 : Terms / rights attached to equity shares

The Holding Company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Holding Company, the holders of equity shares will be entitled to receive remaining assets of the Holding Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

#### 13.4 : Shares held by promoters

##### > Equity Shares held by promoters at the end of the year ending 31 March 2024

Promoter Name	No. of Shares	% of total shares	% change during the year
Sudhir Balu Mehta	15,105,274	74.78%	0.77%

##### > Equity Shares held by promoters at the end of the year ending 31 March 2023

Promoter Name	No. of Shares	% of total shares	% change during the year
Sudhir Balu Mehta	3,371,000	74.01%	0.60%

## SHRADDHA PRIME PROJECTS LIMITED

> Note: The Holding Company has made an application with the BSE Limited for reclassification of following Erstwhile Promoters as mentioned below:

1. Sushilaben Rameshchandra Bansal (Shares held as on 31st March 2024 : 41,600 equity shares; % of holding as on 31st March 2024: 0.21%).
2. Rameshchandra Jutharam Bansal (Shares held as on 31st March 2024 : 3000 equity shares; % of holding as on 31st March 2024 : 0.01%).
3. Vikas Goyal (Shares held as on 31st March 2024 : 500 equity shares; % of holding as on 31st March 2024 : 0.00% [rounding off]).

Above shareholders are therefore not classified as 'Promoters' for the above disclosure on promoters holding.

Further, there is increase in shares held by the promoter during the current year due to rights issue made during the year.

### 13.5 : Details of shareholders holding more than 5% equity shares in the holding company

Name	31-Mar-24		31-Mar-23	
	Numbers	% of holding	Numbers	% of holding
Sudhir Balu Mehta	15,105,274	74.78%	3,371,000	74.01%

### Note 14 : OTHER EQUITY

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
<b>a) <u>Retained Earnings</u></b>		
Balance at the beginning of the year	(517.36)	(566.65)
Profit/(Loss) for the year as per statement of profit and loss	653.36	49.17
Items of Other Comprehensive Income recognised in retained earnings	(10.19)	0.12
Other adjustments on acquisition and consolidation impact	1.61	-
<b>Retained earnings at the end of the year</b>	<b>127.42</b>	<b>(517.36)</b>
<b>b) <u>Capital Reserve</u></b>		
Balance in capital reserve	7.15	7.15
<b>c) <u>General Reserve</u></b>		
Balance in general reserve	0.37	0.37
<b>d) <u>Securities Premium</u></b>		
Balance at the beginning of the year	-	-
Rights Issue during the year	3,129.14	-
<b>Securities Premium at the end of the year</b>	<b>3,129.14</b>	<b>-</b>
<b>Total Other Equity</b>	<b>3,264.08</b>	<b>(509.84)</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 15 : NON-CURRENT BORROWINGS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Secured Loans from financial institutions (refer note 15.1 to 15.4 below)	5,270.51	-
<b>Total</b>	<b>5,270.51</b>	<b>-</b>

Note 15.1: The holding company has availed term loan for construction and working capital requirement from a financial institution during the year where in 1 of the ongoing project of the holding company is provided as a security along with the said project's receivables. The total sanctioned limit of the said loan was Rs. 4,500.00 lakhs (Previous Year - Nil) out of which Rs. 1,400.00 lakhs has been availed upto 31st March 2024 (Previous Year - Nil) being the closing balance. It has principal standstill period for 36 months from the date of disbursement and carries floating rate of interest marked to the lenders internal benchmark rate which was 13.50% per annum on the sanctioned date . The managing director of the holding company is co-borrower in the said facility availed.

Note 15.2: One of the subsidiary firm Padmagriha Heights has availed term loan for construction and working capital requirement from a financial institution during the year where the ongoing project of the firm is provided as a security along with the said project's receivables. The total sanctioned limit of the said loan was Rs. 3,000.00 lakhs (Previous Year - Nil) out of which maximum borrowing during the year was Rs. 2,026.04 lakhs with a closing balance as on 31st March 2024 being Rs. 2,015.00 lakhs (Previous Year - Nil). It has principal standstill period for 42 months from the date of first disbursement and floating rate interest rate marked to the lenders internal benchmark rate which was 13.00% per annum on the sanctioned date . The managing director of the holding company was the co-borrower in the said facility availed.

Note 15.3: One of the subsidiary firm Shree Krishna Rahul Developers has availed dropline overdraft facility for construction and working capital requirement from a banking institution during the year where the ongoing project of the firm is provided as a security along with the said project's receivables. The total sanctioned limit of the said loan was Rs. 3,000.00 lakhs (Previous Year - Nil) out of which maximum borrowing during the year was Rs. 1,005.48 lakhs, same being the closing balance as on 31st March 2024 (Previous Year - Nil). It has validity period of 48 months from the date of disbursement in which only interest amount is to be paid and n scheduled principal payment. Principal shall be paid as per escrow waterfall. It carries fixed interest rate of 15% per annum payable on monthly basis. The holding company along with the managing director of the holding company was the co-borrower in the said facility availed.

Note 15.4: One of the subsidiary firm Shree Mangesh Constructions has availed dropline overdraft facility for construction and working capital requirement from a banking institution during the year where the ongoing project of the firm is provided as a security alongwith the said project's receivables. The total sanctioned limit of the said loan was Rs. 1,780.00 lakhs (Previous Year - Nil) out of which maximum borrowing during the year was Rs. 932.66 lakhs, and the closing balance as on 31st March 2024 being Rs. 850.02 lakhs (Previous Year - Nil). It has validity period of 48 months from the date of disbursement in which only interest amount is to be paid and no scheduled principal payment. Principal shall be paid as per escrow waterfall. It carries floating rate of interest marked to the lending bank's internal benchmark rate which was 15.00% per annum on the sanctioned date. The holding company along with the managing director of the holding company was the co-borrower in the said facility availed.

### Note 16 : NON-CURRENT LEASE LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Long term Lease Liabilities	-	2.14
<b>Total</b>	<b>-</b>	<b>2.14</b>

### Note 17 : NON-CURRENT PROVISIONS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Gratuity provision	1.11	0.07
<b>Total</b>	<b>1.11</b>	<b>0.07</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 18 : CURRENT BORROWINGS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Loans and advances from Related Parties (refer note 34)		
Secured [refer note 18(i) below]	2,355.82	2,074.91
Unsecured	2,720.73	6,693.16
<b>Total</b>	<b>5,076.55</b>	<b>8,768.07</b>

Note 18(i): Secured borrowings consists of Rs. 2,355.82 Lakhs payable by the Holding Company to a company under common management Shraddha Landmark Private Limited ('SLPL') identified as related party in Note 34. Two ongoing projects of the Holding Company are offered as security towards debentures issued by SLPL and the funds from debentures are used for Holding Company's ongoing construction cost and working capital requirement proportionately as per the Debenture deed. The Holding Company has provided Interest @ 14.5% p.a. on the said borrowing.

### Note 19 : CURRENT LEASE LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Short term lease liabilities	2.14	4.22
<b>Total</b>	<b>2.14</b>	<b>4.22</b>

### Note 20 : CURRENT TRADE PAYABLES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
(a) Total outstanding dues of micro enterprises and small enterprises	689.72	11.34
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,580.36	828.44
<b>Total</b>	<b>2,270.08</b>	<b>839.78</b>

Trade payables are non-interest bearing and are settled in accordance with the contract terms with the vendors.

**20.1 :** Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor.

### **20.2 : Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
> Dues remaining unpaid:		
- Principal	689.72	-
- Interest	-	-
> Interest paid in terms of Section 16 of the MSMED Act along with the amount of payment made to the supplier beyond the appointed day during the year:		
- Principal paid beyond the appointed date	-	-
- Interest paid in terms of Section 16 of the MSMED Act	-	-
> Amount of interest due and payable for the period of delay on payments made beyond the appointed day during the year	-	-
> Further interest due and payable even in the succeeding years, until such date when the interest due as above are actually paid to the small enterprises	-	-
> Amount of interest accrued and remaining unpaid	-	-

## SHRADDHA PRIME PROJECTS LIMITED

### 20.3 : Trade Payable ageing schedule

> Year ended 31 March 2024

(Rs. In lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 Years	2-3 Years	More than 3 years	
(i) Micro enterprises and small enterprises	689.72	-	-	-	689.72
(ii) Others	1,381.69	198.67	-	-	1,580.36
(iii) Disputed dues - Micro enterprises and small enterprises	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total</b>	<b>2,071.41</b>	<b>198.67</b>	<b>-</b>	<b>-</b>	<b>2,270.08</b>

> Year ended 31 March 2023

(Rs. In lakhs)

Particulars	Outstanding for following periods from due date payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) Micro enterprises and small enterprises	11.34	-	-	-	11.34
(ii) Others	815.46	12.98	-	-	828.44
(iii) Disputed dues - Micro enterprises and small enterprises	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total</b>	<b>826.80</b>	<b>12.98</b>	<b>-</b>	<b>-</b>	<b>839.78</b>

### Note 21 : OTHER CURRENT FINANCIAL LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Deposits Received	1.50	-
Other Payable	0.83	-
<b>Total</b>	<b>2.33</b>	<b>-</b>

### Note 22 : CURRENT PROVISIONS

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Provision for expenses	32.32	57.11
<b>Total</b>	<b>32.32</b>	<b>57.11</b>

### Note 23 : OTHER CURRENT LIABILITIES

(Rs. In lakhs)

Particulars	As at 31-Mar-24	As at 31-Mar-23
Advances from Customers	2,490.74	3,438.45
Duties & Taxes	147.03	97.53
Provision for Income Tax	384.78	-
<b>Total</b>	<b>3,022.55</b>	<b>3,535.99</b>

### Note 24 : REVENUE FROM OPERATIONS

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Revenue from contract with customers		
Revenue from Projects (refer note 1.2.7)	8,381.32	859.22
<b>Total</b>	<b>8,381.32</b>	<b>859.22</b>



## SHRADDHA PRIME PROJECTS LIMITED

### Note 25 : OTHER INCOME

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Interest Income	92.06	3.03
Income from Rent	7.00	-
<b>Total</b>	<b>99.06</b>	<b>3.03</b>

### Note 26 : COST OF PROJECTS

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Costs incurred on ongoing projects (refer note 1.2.17)	14,459.31	7,231.49
<b>Total</b>	<b>14,459.31</b>	<b>7,231.49</b>

### Note 27 : CHANGES IN INVENTORIES OF FINISHED GOODS, WORK-IN-PROGRESS AND STOCK-IN-TRADE

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
<b><u>Inventories at the beginning of the year</u></b>		
Work-in-Progress	9,890.81	3322.69
<b><u>Inventories at the end of the year</u></b>		
Work-in-Progress	17,164.00	9,890.81
<b>(Increase)/ Decrease in Inventories of Work-in-Progress</b>	<b>(7,273.19)</b>	<b>(6,568.12)</b>
<b>Total</b>	<b>(7,273.19)</b>	<b>(6,568.12)</b>

### Note 28 : EMPLOYEE BENEFITS EXPENSES

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Salaries, Wages and Bonus (refer note 34)	72.27	27.85
Gratuity Expenses	1.12	0.08
<b>Total</b>	<b>73.39</b>	<b>27.93</b>

### Note 29 : FINANCE COSTS

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Interest on Lease Liability	0.58	5.10
<b><u>Finance Cost on Project Loan:</u></b> (refer note 1.2.9 for treatment and presentation of project related borrowing costs forming part of the project cost and inventorised)		
Interest expenses	645.49	-
Other Finance Cost	159.16	-
	804.66	-
Less: Classified as Cost of Projects in Note 26	(325.93)	-
Less: Inventorised forming part of WIP in Note 6	(478.73)	-
	-	-
<b>Total</b>	<b>0.58</b>	<b>5.10</b>

## SHRADDHA PRIME PROJECTS LIMITED

(refer note 1.2.9 for treatment and presentation of project related borrowing costs forming part of the project cost and inventorised).

### Note 30 : DEPRECIATION & AMORTISATION

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Depreciation on Leased Assets	4.43	3.24
<b>Total</b>	<b>4.43</b>	<b>3.24</b>

### Note 31 : OTHER EXPENSES

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Administrative Charges	4.29	-
Power & Fuel	-	2.11
Rates, Taxes & Fees	6.06	-
Repairs & Maintenance	0.04	-
Travel & Conveyance	2.70	-
Telephone Expenses	3.04	-
Printing and Stationery	9.27	6.36
Bank Charges	3.13	0.03
Electricity Expenses	0.83	-
Donation	2.50	4.05
Legal and Professional Fees	47.81	28.53
CSR Expenses	-	9.00
Advertisement and Sales Promotion	43.11	19.04
Payment to Auditors (refer note 31.1 below)	12.19	1.00
Office Expenses	10.71	1.60
Miscellaneous Expenses	0.31	1.85
Tender Fees	1.80	0.75
Listing Fee	3.81	6.24
	<b>151.60</b>	<b>80.57</b>

#### Note 31.1 : Payment to Auditors

<b>As Auditor</b>		
Statutory Audit fee (including fees for Limited Review)	12.19	1.00
<b>In Other capacity</b>		
Certification Fees	-	-
<b>Total</b>	<b>12.19</b>	<b>1.00</b>

## SHRADDHA PRIME PROJECTS LIMITED

### Note 32 : TAX EXPENSES

(Rs. In lakhs)

#### Note 32.1 : Tax Expenses/(credit) recognised in Profit and Loss

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Current Tax:		
In respect of current year	384.78	52.87
Deferred Tax:		
In respect of current year origination and reversal of temporary differences	23.01	(22.95)
<b>Total</b>	<b>407.79</b>	<b>29.92</b>

#### Note 32.2 : Tax Expenses/(credit) recognised in Other Comprehensive Income

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Deferred tax related to items recognised in other comprehensive income during the year:		
Remeasurement of defined benefit plans	(0.02)	-
Fair valuation of equity investments through OCI	3.95	-
<b>Total</b>	<b>3.93</b>	<b>-</b>

### Note 33 : EARNINGS PER SHARE (BASIC AND DILUTED)

The earnings and weighted average number of ordinary shares used in the calculation of earnings per share are as follows:

(Rs. In lakhs)

Particulars	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23
Profit after tax attributable to shareholders as per Statement of Profit and Loss	656.48	50.58
Weighted average number of equity shares	15,099,573	4,554,800
Face Value of Equity Shares	10.00	10.00
<b>Basic and Diluted Earning per share (face value of Rs.10/- fully paid)</b>	<b>4.35</b>	<b>1.11</b>

Note: In absence of potential dilutive equity shares, basic and dilutive EPS is same for both the years.

### Note 34 : DISCLOSURE OF RELATED PARTIES

34.1	Names of Related parties	Nature of Relationship
	<b>Related Parties with whom transactions have taken place during the year</b>	
>	<b><u>Key managerial personnel &amp; their Relatives</u></b> Sudhir Mehta Neha Chhatbar Mital Mehta	Managing Director Company Secretary Spouse of Managing Director
>	<b><u>Entities under common control</u></b> Padmagriha Heights Shree Krishna Rahul Developers Shree Mangesh Constructions Roopventurs LLP	Subsidiary Firm Subsidiary Firm Subsidiary Firm Subsidiary Limited Liability Partnership Firm

## SHRADDHA PRIME PROJECTS LIMITED

>	<b><u>Entities in which key managerial personnel are interested</u></b>	
	Shraddha Landmark Private Limited	Managing Director is Director
	Shraddha Buildcon Private Limited	Managing Director is Director
	Shraddha Highrise (Partnership Firm)	Managing Director's Brother is Partner
	Shraddha Equinox LLP	Managing Director's Brother is Partner
	Shraddha Globe LLP	Managing Director is Partner
	Shraddha Realty (Partnership Firm)	Managing Director is Partner
	Nayak Realty (Partnership Firm)	Managing Director is Partner

### 34.2 : Transactions with related parties during the year

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

Particulars	(Rs. In lakhs)	
	For the year ended 31-Mar-2024	For the year ended 31-Mar-2023
<b><u>I. Rent paid</u></b>		
Mital Mehta	4.80	4.80
<b><u>II. Salary paid</u></b>		
Neha Chhatbar	2.99	2.50
<b><u>III. Borrowings taken</u></b>		
Sudhir Mehta	4,847.34	9,116.27
Shraddha Landmark Private Limited	4,233.65	2,359.52
Shraddha Equinox LLP	0.90	37.11
<b><u>IV. Borrowings Repaid</u></b>		
Sudhir Mehta (includes Rs. 3,520.28 Lakhs repaid through issue of rights shares during the current year)	7,820.94	6,628.06
Shraddha Landmark Private Limited	4,067.65	21.75
Shraddha Equinox LLP	0.38	-
<b><u>V. Loans and Advances Given</u></b>		
Shraddha Buildcon Private Limited	818.81	290.28
Shraddha Globe LLP	66.67	228.77
Shraddha Realty	25.51	-
Shraddha Landmark Private Limited	199.83	15.00
Shraddha Highrise	201.97	-
Sudhir Mehta	504.55	1,396.01
Nayak Realty	930.33	-
<b><u>VI. Investments in Subsidiary Firms in form of loans/advances given by Holding Company</u></b>		
Padmagriha Heights	1,194.00	89.86
Shree Krishna Rahul Developers	2,105.41	539.33
Shree Mangesh Costruction	1,507.56	107.10
Roopventures LLP	175.28	-
<b><u>VII. Loans/advances repaid by the subsidiary firms to Holding Company</u></b>		
Padmagriha Heights	1,465.00	-
Shree Krishna Rahul Developers	1,708.03	561.36
Shree Mangesh Costructions	1,441.92	132.73
Roopventures LLP	19.62	-

## SHRADDHA PRIME PROJECTS LIMITED

Particulars	For the year ended 31-Mar-2024	For the year ended 31-Mar-2023
<b><u>VIII. Purchase of Goods (Closing Balance denotes trade payables)</u></b>		
Shraddha Highrise	683.46	25.74
<b><u>IX. Interest Expenses</u></b>		
Shraddha Landmark Private Limited	415.39	36.77
<b><u>X. Rights Shares Issued</u></b>		
Sudhir Mehta (Rights Issue subscribed - 1,17,34,274 equity shares at Rs. 30/- per equity shares, fully paid up having Face Value of Rs. 10/- each at premium of Rs. 20/- each)	3,520.28	-
<b><u>XI. Receiving of Services</u></b>		
Shraddha Globe LLP	31.06	-
<b><u>XII. Holding Company alongwith the managing director being a Co-borrower/Co-applicant for loan taken from bank by subsidiary firms (maximum balance during the year)</u></b>		
Shree Mangesh Constructions (Sanctioned Limit - Rs. 1,780.00 Lakhs)	1,136.91	-
Shree Krishna Rahul Developers (Sanctioned Limit - Rs. 3,000.00 Lakhs)	1,012.60	-
Padmagriha Heights (Sanctioned Limit - Rs. 3,000.00 Lakhs) [closed during the year] [Sudhir Mehta was a guarantor]	688.10	-
<b><u>XIII. Co-borrower/Co-applicant for the loan taken by the Holding Company from a financial institution</u></b>		
Sudhir Mehta	1,443.41	-

### 34.3 : Outstanding Balances as at year end date

The following table provides the outstanding balances with related parties as on the relevant date:

Particulars	(Rs. In lakhs)	
	As at 31-Mar-24	As at 31-Mar-23
<b><u>I. Current Liabilities including trade payables (excluding loans and advances)</u></b>		
Mital Mehta	-	0.36
Neha Chhatbar	-	0.25
Shraddha Highrise	65.15	53.32
<b><u>II. Loans &amp; Advances Taken</u></b>		
Sudhir Mehta	2,433.79	5,389.55
Shraddha Landmark Private Limited	2,603.16	2,089.91
Shraddha Equinox LLP	37.66	37.14
<b><u>III. Loans &amp; Advances Given</u></b>		
Shraddha Buildcon Private Limited	0.83	290.28
Shraddha Globe LLP	295.44	228.77
Shraddha Realty	25.51	-
Shraddha Landmark Private Limited	211.41	-
Shraddha Highrise	201.97	-
Sudhir Mehta	981.52	863.02
Nayak Realty	930.33	-

## SHRADDHA PRIME PROJECTS LIMITED

Particulars	As at 31-Mar-24	As at 31-Mar-23
<b><u>IV. Investments in Subsidiary Firms in form of loans/advances given by Holding Company</u></b>		
Padmagriha Heights	263.46	533.97
Shree Krishna Rahul Developers	954.25	1,292.05
Shree Mangesh Costruction	203.63	143.99
Roopventures LLP	156.16	-
<b><u>V. Holding Company alongwith Managing Director being a Co-borrower/ Co-applicant for loan taken from bank by subsidiary firms</u></b>		
Shree Mangesh Constructions (Sanctioned Limit - Rs. 1,780.00 Lakhs)	850.03	-
Shree Krishna Rahul Developers (Sanctioned Limit - Rs. 3,000.00 Lakhs)	1,005.48	-
[Borrower: Above two subsidiary firms ; Co-borrower/Co-applicant: Shraddha Prime Projects Limited and Sudhir Mehta]		
<b><u>VI. Managing Director being a Co-borrower/Co-applicant for the loan taken by holding company and a subsidiary firm</u></b>		
Shraddha Prime Projects Limited (Sanctioned Limit - Rs. 4,500.00 Lakhs)	1,400.00	-
Padmagriha Heights (Sanctioned Limit - Rs. 3,000.00 Lakhs)	2,015.00	-
[Borrower: Above two entities ; Co-borrower/Co-applicant: Sudhir Mehta]		
<b><u>VII. Mortagage of ongoing Projects towards debentures issued by a related party</u></b>		
Shraddha Landmark Private Limited (refer note 40)	8,701.25	-
[Debentures Issuer/Mortgagor 1: Shraddha Landmark Private Limited ; Mortgagor 2: Shraddha Prime Projects Limited]		

### **34.4 : Terms and conditions of transactions with related parties**

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and settlement occurs in cash. The above loans and advances have been given for general business purposes.

### **35 : SEGMENT INFORMATION**

For management purposes, the Group is into one reportable segment i.e. Real Estate development.

The Managing Director of the Holding Company is the Chief Operating Decision Maker of the Company who monitors the operating results of the Group for the purpose of making decisions about resource allocation and performance assessment. The Group's performance as single segment is evaluated and measured consistently with profit or loss in the consolidated financial statements.



## SHRADDHA PRIME PROJECTS LIMITED

### 36 : Additional Information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary for the year ended 31-March-24

(Rs. In lakhs)

Particulars	Net Assets (Total Assets- Total Liabilities)		Share in Profit and Loss		Other Comprehensive Income (OCI)		Total Comprehensive Income (TCI)	
	As % of Consolidated Net Assets	Net Assets (Rs. In lakhs)	As % of Consolidated Profit and loss	Profit and loss (Rs. In lakhs)	As % of Consolidated OCI	OCI (Rs. In lakhs)	As % of Consolidated TCI	TCI (Rs. In lakhs)
<b>Parent (Holding Company)</b>								
Shraddha Prime Projects Limited	68.43%	3,894.28	28.21%	185.16	100.00%	(10.19)	27.07%	174.97
<b>Sub - Total (a)</b>	<b>68.43%</b>	<b>3,894.28</b>	<b>28.21%</b>	<b>185.16</b>	<b>100.00%</b>	<b>(10.19)</b>	<b>27.07%</b>	<b>174.97</b>
<b>Subsidiary Firms</b>								
Shree Krishna and Rahul Developers	17.73%	1,009.05	34.41%	225.89	-	-	34.95%	225.89
Padmagriha Heights	4.70%	267.63	14.71%	96.54	-	-	14.94%	96.54
Shree Mangesh Construction	3.61%	205.48	23.18%	152.14	-	-	23.54%	152.14
Roopvetures LLP	5.53%	314.64	-0.49%	(3.25)	-	-	-0.50%	(3.25)
<b>Sub - Total (b)</b>	<b>31.57%</b>	<b>1,796.81</b>	<b>71.80%</b>	<b>471.32</b>	<b>-</b>	<b>-</b>	<b>72.93%</b>	<b>471.32</b>
<b>Total (a+b)</b>	<b>100%</b>	<b>5,691.08</b>	<b>100%</b>	<b>656.48</b>	<b>100%</b>	<b>(10.19)</b>	<b>100%</b>	<b>646.29</b>

### 37 : FINANCIAL INSTRUMENTS MEASUREMENT

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

#### Fair Value Measurement

The following table provides the carrying amounts and fair value measurement hierarchy of the Group's financial assets and financial liabilities, including their levels in the fair value hierarchy.

As at March 31, 2024

(Rs. In Lakhs)

Particulars	Carrying Value				Fair Value Measurement using		
	Fair Value Through Profit & Loss (FVTPL)	Fair Value Through Profit & Loss (FVTOCI)	Amortised Cost	Total	Quoted Price in Active Markets	Significant Observable Inputs	Significant Unobservable Inputs
<b>Financial Assets</b>							
Investments Other than Equity instruments	-	-	134.49	134.49	-	-	-
Investments in Equity instruments (quoted)	-	46.59	-	46.59	46.59	-	-
Trade Receivables	-	-	428.98	428.98	-	-	-
Loans and Advances	-	-	3,091.62	3,091.62	-	-	-
Cash & Cash Equivalents	-	-	111.26	111.26	-	-	-
Other Financial Assets	-	-	250.83	250.83	-	-	-
	-	<b>46.59</b>	<b>4,017.18</b>	<b>4,063.77</b>	<b>46.59</b>	-	-

## SHRADDHA PRIME PROJECTS LIMITED

Particulars	Carrying Value				Fair Value Measurement using		
	Fair Value Through Profit & Loss (FVTPL)	Fair Value Through Profit & Loss (FVTOCI)	Amortised Cost	Total	Quoted Price in Active Markets	Significant Observable Inputs	Significant Unobservable Inputs
<b>Financial Liabilities</b>							
Borrowings	-	-	10,347.05	10,347.05	-	-	-
Lease Liabilities	-	-	2.14	2.14	-	-	-
Trade Payables	-	-	2,270.08	2,270.08	-	-	-
Other Financial Liabilities	-	-	2.33	2.33	-	-	-
	-	-	<b>12,621.60</b>	<b>12,621.60</b>	-	-	-

As at March 31, 2023

(Rs. In Lakhs)

Particulars	Carrying Value				Fair Value Measurement using		
	Fair Value Through Profit & Loss (FVTPL)	Fair Value Through Profit & Loss (FVTOCI)	Amortised Cost	Total	Quoted Price in Active Markets	Significant Observable Inputs	Significant Unobservable Inputs
<b>Financial Assets</b>							
Investments Other than Equity instruments	-	-	72.65	72.65	-	-	-
Investments in Equity instruments (quoted)	-	-	-	-	-	-	-
Trade Receivables	-	-	-	-	-	-	-
Loans and Advances	-	-	2,860.70	2,860.70	-	-	-
Cash & Cash Equivalents	-	-	271.05	271.05	-	-	-
Other Financial Assets	-	-	92.54	92.54	-	-	-
	-	-	<b>3,296.94</b>	<b>3,296.94</b>	-	-	-
<b>Financial Liabilities</b>							
Borrowings	-	-	8,768.07	8,768.07	-	-	-
Lease Liabilities	-	-	6.36	6.36	-	-	-
Trade Payables	-	-	839.78	839.78	-	-	-
Other Financial Liabilities	-	-	-	-	-	-	-
	-	-	<b>9,614.22</b>	<b>9,614.22</b>	-	-	-

### 38 : FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial liabilities comprise mainly of borrowings, lease liability, trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Company's principal financial assets include investments, cash and cash equivalents and Other Financial Assets.

## SHRADDHA PRIME PROJECTS LIMITED

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The Group is exposed through its operations to certain risks primarily identified by the management as following risks:

- Credit Risk
- Liquidity Risk
- Market Risk
- Interest Rate Risk

In order to manage the aforementioned risks, the Group operates a risk management policy and a program that performs close monitoring of and responding to each risk factor.

### (i) **Credit Risk Management**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions and other financial instruments.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

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

Credit risk from balances with banks and financial institutions is managed by Group in accordance with the Company's policy. The group limits its exposure to credit risk by only placing balances with local banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

### (ii) **Liquidity Risk Management**

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

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of surplus funds, bank overdrafts, bank loans, and inter-corporate loans. The Group assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The group has access to a sufficient variety of sources of funding.

The table below summaries the maturity profile of the Group's financial liabilities based on contractual undiscounted payments.

## SHRADDHA PRIME PROJECTS LIMITED

As at March 31, 2024

(Rs. In Lakhs)

Particulars	Less Than 1 Year	1-5 Years	More than 5 Years	Total
Borrowings (excludes interest and includes loan repayable on demand)	5,076.54	5,270.51	-	10,347.05
Lease Liabilities	2.14	-	-	2.14
Trade Payables	2,270.08	-	-	2,270.08
Other Current Financial Liabilities	2.33	-	-	2.33
	<b>7,351.09</b>	<b>5,270.51</b>	-	<b>12,621.60</b>

As at March 31, 2023

(Rs. In Lakhs)

Particulars	Less Than 1 Year	1-5 Years	More than 5 Years	Total
Borrowings (excludes interest and includes loan repayable on demand)	8,768.07	-	-	8,768.07
Lease Liabilities	4.22	2.14	-	6.36
Trade Payables	839.78	-	-	839.78
Other Current Financial Liabilities	-	-	-	-
	<b>9,612.07</b>	<b>2.14</b>	-	<b>9,614.22</b>

### (iii) Market Risk Management

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: Currency risk and Other Price Risk such as equity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. All such transactions are carried out within the guidelines set by the Board of Directors.

Future specific market movements cannot be normally predicted with reasonable accuracy.

### (iv) Interest Rate Risk Management

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the group's debt obligations with floating interest rates. The Group tries to manage its interest rate risk by having a balanced portfolio of fixed and floating rate loans and borrowings.

## 39 : CORPORATE SOCIAL RESPONSIBILITY

As per Section 135 of the Companies Act, 2013, a company, meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years on corporate social responsibility (CSR) activities. However in case of the holding Company, the provisions of section 135 of Companies Act, 2013 are not applicable during the year since the applicable threshold limits of required net worth, turnover and net profit have not been met in the previous year.

## 40 : CONTINGENT LIABILITIES AND CAPITAL COMMITMENTS

Summary details of Contingent Liabilities (to the extent not provided for)

(Rs. In Lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Guarantee given by holding company for debentures issued by a Company under same management identified as Related Party (refer note 40(i) below)	16,500.00	16,500.00
(b) Capital Commitments and Capital Contracts	-	-

## SHRADDHA PRIME PROJECTS LIMITED

### **Note 40 (i):**

The Holding Company in previous year entered into a 'Debenture Trust Deed' whereby it was a Mortgagor/guarantor for the debentures amounting to Rs. 165.00 crores out of which Rs. 135.00 crores was issued by Shraddha Landmark Private Limited (the "issuer"), the private company under common management which is a Related Party of the Company.

Two of the ongoing projects of the Holding Company along with two projects of the issuer company were provided as a security for the said debentures. The Company received loan from the issuer company for construction finance of its mortgaged projects and working capital requirements as disclosed in Note 34 - Related Party Disclosures.

### **Note 40 (ii):**

(ii) Two of the subsidiary firms have availed dropline overdraft facility during the year from a bank in which the company along with the Managing Director is a co-applicant/co-borrower. The total amount sanctioned by the bank is Rs. 4,780.00 Lakhs while the maximum balance as borrowed by the firms was Rs. 1,938.14 Lakhs during the year and the closing balance outstanding as on March 31, 2024 was Rs. 1,855.51 Lakhs.

### **Note 40 (iii):**

The Income Tax Department ("the Department") conducted a search activity ("the search") under section 132 of The Income Tax Act, 1961 at various premises of the Group and certain group entities under the common management of the promoter including certain key managerial person after the balance sheet date i.e. during the month of May 2024. Further the Group has provided all the necessary support and cooperation to the Income-tax officials during the search and provided all the necessary information including documents and data sought by the Department including replies towards the summons received under section 131(1A) of The Income Tax Act, 1961. The Group has not received any further written communication from the department regarding the outcome of the search, therefore, the consequent impact on the financial results for the financial year ended 30 March 2024 or any prior period is, if any, is not ascertainable.

While the uncertainty exist regarding the outcomes of the proceedings by the Department, the Group after considering all available records and facts known to it, has not identified any adjustments to the current or prior period standalone financial results at this stage. No contingent liability is ascertainable in this regard as on date.

### **Note 40 (iv):**

The Contingent Liabilities exclude undeterminable outcome of pending litigations.

## **41 : LEASES**

(i)The following is carrying value of right of use assets (Building) :

Particulars	(Rs. In Lakhs)	
	As at March 31, 2024	As at March 31, 2023
Opening Balance	5.02	-
Additions during the year	-	12.04
Deletions during the year	-	-
Depreciation/Amortisation during the year	4.02	7.02
<b>Closing Balance</b>	<b>1.00</b>	<b>5.02</b>

## SHRADDHA PRIME PROJECTS LIMITED

(ii) The following is the carrying value of lease liability :

(Rs. In Lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	6.36	-
Additions during the year	-	12.04
Finance Cost accrued during the year	0.58	2.72
Payment of lease liabilities	4.80	8.40
<b>Closing Balance</b>	<b>2.14</b>	<b>6.36</b>
Current Portion of Lease Liability	2.14	4.22
Non-Current portion of Lease Liability	-	2.14
<b>Total</b>	<b>2.14</b>	<b>6.36</b>

(iii) The following are the amounts recognized in statement of profit and loss:

(Rs. In Lakhs)

Particulars	For the Year ended 31-Mar-2024	For the year ended 31-Mar-2023
Depreciation	4.43	7.02
Interest expenses on lease liabilities	0.58	2.72
<b>Total amount recognised in profit and loss</b>	<b>5.01</b>	<b>9.74</b>

### 42 : GRATUITY OBLIGATION

Gratuity is payable to all eligible employees of the Group on death or on resignation, or on retirement after completion of 5 years of service

The following tables summarise the components of gratuity expense recognised in the statement of profit or loss and amounts recognised in the balance sheet:

(Amounts in this Note are in absolute figures and not in lakhs so as to avoid rounding off issue in presentation of smaller figures)

#### (a) Table Showing Changes in Present Value of Obligations:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Present value of the obligation at the beginning of the period	7,149.00	11,318.00
Interest cost	536.00	821.00
Current service cost	111,252.00	7,149.00
Past Service Cost	-	-
Benefits paid (if any)	-	-
Actuarial (gain)/loss	(7,685.00)	(12,139.00)
Present value of the obligation at the end of the period	111,252.00	7,149.00



## SHRADDHA PRIME PROJECTS LIMITED

### (b) Bifurcation of total Actuarial (gain) / loss on liabilities:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Actuarial gain / losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/ losses from changes in financial assumptions	-	-
Experience Adjustment (gain)/ loss for Plan liabilities	(7,685.00)	(12,139.00)
Total amount recognized in other comprehensive Income	(7,685.00)	(12,139.00)

### (c) Key results (The amount to be recognized in the Balance Sheet):

(Rs.)

Period	AS on 31-Mar-2024	AS on 31-Mar-2023
Present value of the obligation at the end of the period	111,252.00	7,149.00
Fair value of plan assets at end of period	-	-
Net liability/(asset) recognized in Balance Sheet and related analysis	111,252.00	7,149.00
Funded Status - Surplus/ (Deficit)	(111,252.00)	(7,149.00)

### (d) Expense recognized in the statement of Profit and Loss:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Interest cost	536.00	821.00
Current service cost	111,252.00	7,149.00
Past Service Cost	-	-
Expected return on plan asset	-	-
Expenses to be recognized in P&L	111,788.00	7,970.00

### (e) Other comprehensive (income) / expenses (Remeasurement):

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Cumulative unrecognized actuarial (gain)/loss opening. B/F	(12,139.00)	-
Actuarial (gain)/loss - obligation	(7,685.00)	(12,139.00)
Actuarial (gain)/loss - plan assets	-	-
Total Actuarial (gain)/loss	(7,685.00)	(12,139.00)
Cumulative total actuarial (gain)/loss. C/F	(19,824.00)	(12,139.00)

### (f) Net Interest Cost:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Interest cost on defined benefit obligation	536.00	821.00
Interest income on plan assets	-	-
Net interest cost (Income)	536.00	821.00

### (g) Experience adjustment:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Experience Adjustment (Gain) / loss for Plan liabilities	(7,685.00)	(12,139.00)
Experience Adjustment Gain / (loss) for Plan assets	-	-

## SHRADDHA PRIME PROJECTS LIMITED

### (h) Summary of membership data at the date of valuation and statistics based thereon: (Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Number of employees	22.00	1.00
Total monthly salary	439,900.00	25,000.00
Average Past Service(Years)	0.70	0.80
Average Future Service (yrs)	25.80	22.50
Average Age(Years)	32.20	35.50
Weighted average duration (based on discounted cash flows) in years	23.00	22.00
Average monthly salary	19,995.00	25,000.00

### (i) Actuarial assumptions provided by the company and employed for the calculations are tabulated:

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Discount rate	7.25 % per annum	7.50 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-14	IALM 2012-14
Attrition / Withdrawal Rate (per Annum)	5.00% p.a.	5.00% p.a.

### (j) Benefits valued:

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Normal Retirement Age	58 Years	58 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Vesting Period	5 Years of service	5 Years of service
Benefits on Normal Retirement	15/26 * Salary * Past Service (yr.).	15/26 * Salary * Past Service (yr.).
Benefit on early exit due to death and disability (Rs.)	As above except that no vesting conditions apply	As above except that no vesting conditions apply
Limit	2,000,000.00	2,000,000.00

### (k) Current Liability : (Rs.)

Period	AS on 31-Mar-2024	AS on 31-Mar-2023
Current Liability (Short Term)*	8,986.00	24.00
Non Current Liability (Long Term)	102,266.00	7,125.00
Total Liability	111,252.00	7,149.00

(\*Expected payout in next year as per schedule III of the Companies Act, 2013)

### (l) Expected contribution during the next annual reporting period: (Rs.)

Period	AS on 31-Mar-2024	AS on 31-Mar-2023
The Company's best estimate of Contribution during the next year	173,340.00	9,545.00

## SHRADDHA PRIME PROJECTS LIMITED

### (m) Sensitivity Analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	For Year ended 31-Mar-2024
Defined Benefit Obligation (Base)	1,11,252 @ Salary Increase Rate : 5%, and discount rate : 7.25%
Liability with x% increase in Discount Rate	1,01,043; x=1.00% [Change (9)% ]
Liability with x% decrease in Discount Rate	1,23,563; x=1.00% [Change 11% ]
Liability with x% increase in Salary Growth Rate	1,23,724; x=1.00% [Change 11% ]
Liability with x% decrease in Salary Growth Rate	1,00,754; x=1.00% [Change (9)% ]
Liability with x% increase in Withdrawal Rate	1,09,379; x=1.00% [Change (2)% ]
Liability with x% decrease in Withdrawal Rate	1,12,574; x=1.00% [Change 1% ]

### (n) Reconciliation of liability in balance sheet:

(Rs.)

Period	For Year ended 31-Mar-2024	For Year ended 31-Mar-2023
Opening gross defined benefit liability/ (asset)	7,149.00	11,318.00
Expenses to be recognized in P&L	111,788.00	7,970.00
OCI- Actuarial (gain)/ loss-Total current period	(7,685.00)	(12,139.00)
Benefits paid (if any)	-	-
Closing gross defined benefit liability/ (asset)	111,252.00	7,149.00

### 43 : RATIO ANALYSIS AND ITS ELEMENTS

SR. NO	Particulars	Numerator	Denominator	For the Year Ended 31-Mar-24	For the Year Ended 31-Mar-23	% Variance	Explanation for Variances of more than 25% (Refer notes below)
(i)	Current Ratio	Current Assets	Current Liabilities	2.04	1.00	104.67%	(a)
(ii)	Debt - Equity Ratio	Long-term Borrowings and Short-term Borrowings	Total Equity	1.82	63.86	-97.15%	(b)
(iii)	Debt Service Coverage Ratio	Earnings for Debt Service (Profit before interest, tax, depreciation and exceptional items)	Debt Service (Interest and Principal Repayments made during the year) [excludes payable on demand loans from related parties]	6.21	-	-	(c)

## SHRADDHA PRIME PROJECTS LIMITED

(iv)	Return on Equity Ratio (%)	Profit/(Loss) After Tax	Average of Total Equity (Opening Total Equity + Closing Total Equity)/2	22.53%	45.38%	-50.36%	(d)
(v)	Inventory Turnover Ratio	Cost of Goods Sold (Cost of Projects + Change in Inventory)	Average Inventory (Opening Inventory + Closing Inventory)/2	0.53	0.10	429.07%	(e)
(vi)	Trade Receivable Turnover Ratio	Revenue from Operations	Average Trade Receivables	39.08	-	-	(f)
(vii)	Trade Payable Turnover Ratio	Cost of Project	Average Trade Payables (Opening Trade Payables + Closing Trade Payable)/2	9.30	8.61	7.99%	-
(viii)	Net Capital Turnover Ratio	Revenue from Operations	Working Capital (Current Assets - Current Liabilities)	0.78	-17.66	104.39%	(g)
(ix)	Net Profit Ratio (%)	Profit/(Loss) After Tax	Revenue from Operations	7.83%	5.89%	33.06%	(h)
(x)	Return on Capital Employed (%)	Earnings Before Interest & Taxes (Profit/(Loss) Before Tax + Finance Cost)	Capital Employed (Equity + Borrowings)	6.64%	0.98%	578.53%	(i)
(xi)	Return on Investment (%)	Income generated from Investment (Interest Income + Share in Profit from Subsidiary Partnership Firm- Fair Value Loss on Equity Instruments)	Average Investments	0.76%	8.10%	-90.66%	(j)

## SHRADDHA PRIME PROJECTS LIMITED

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Note: Basis for deriving numerator and denominator for Ratios calculation of previous year have been revised wherever deemed fit by taking same base as current year to make them fairly comparable.

### **Explanation on Variances**

- (a) Increase in Current Ratio due to major increase in Inventories funded by rights issue and long term borrowings.
- (b) Reduction in Debt - Equity Ratio due to issue of fresh equity shares at premium through rights issue during current year.
- (c) DSCR is not available for previous year since there was no borrowing except from related parties repayable on demand. In current year, secured borrowing from a financial institution and bank taken against security of the ongoing project.
- (d) Reduction in percentage of Return on Equity due to higher denominator being Equity amount in current year post issue of rights shares on premium.
- (e) Increase in Inventory Turnover Ratio due to higher Sales in current year.
- (f) Trade Receivable Turnover Ratio is zero in previous year there was net advance received from customers in previous year.
- (g) Increase in Net Capital Turnover Ratio due to increase in Inventories due to more ongoing projects forming part of WIP.
- (h) Increase in Net Profit Ratio due to higher sales in current year as compared to previous year and reduction in cost marginally
- (i) Increase in Return on Capital employed due to increase in PBIT in current year as compared to previous year
- (j) Reduction in Return on Investment due to mark to market loss booked under OCI in holding company for investment made in equity instruments.

### **44 : OTHER INFORMATION**

44.1 The Group does not have any Benami property, where any proceeding has been initiated or pending against the group for holding any Benami property.

44.2 The Group does not have any transactions with companies struck off.

44.3 The Group has not traded or invested in Crypto currency or Virtual Currency during the year.

44.4 The Holding Company has entered in a partnership deed during the year through which it has acquired 50% share in Roopventures LLP w.e.f. 4th December 2023.

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

- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the group (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

## SHRADDHA PRIME PROJECTS LIMITED

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44.6 The Group 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.

44.7 The Group does not have any transaction which is not recorded in the books of account 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).

44.8 The figures for the corresponding previous year have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current year classification.

As per our attached Report of even date

**For A V H P & COMPANY LLP**

Chartered Accountants

Firm Registration Number: W100671

For & On Behalf of the Board

**Shraddha Prime Projects Limited**

**Sudhir Mehta**

(Managing Director)

DIN : 02215452

**Ramchandra Ralkar**

(Director)

DIN : 02817292

**Hitesh Purohit**

Partner

Membership No.: 147968

**Neha Chhatbar**

(Company Secretary)

**Dhruv Mehta**

(Chief Financial Officer)

Place:- Mumbai

Date: 29-May-2024

Place:- Mumbai

Date: 29-May-2024





