

Surela Investment And Trading Limited

**Financial Statements
2022-23**

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF SURELA INVESTMENT AND TRADING LIMITED

Report on Audit of Financial Statements

Opinion

We have audited the accompanying financial statements of **Surela Investment and Trading Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2023, the Statement of Profit and Loss including the of Other Comprehensive Income and the Cash Flow Statement, Statement for changes in equity for the period ended 31st March, 2023, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('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 the 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, 2023 , its loss including Other Comprehensive Income, its Cash Flows and the Statement of Changes in Equity for the year ended on that date.

Basis for Opinion

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

We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board report, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, cash flows and Changes in Equity of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of 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 the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are

considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Report on Other Legal and Regulatory Requirements

1. As required by Companies (Auditor's Report) Order, 2020, issued by the Central Government in terms of sub-section (11) of Section 143 of the Act (hereinafter referred to as 'Order'), we give in "Annexure B" a statement on the matters specified in paragraphs 3 of the Order.
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 Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors as on 8th April ,2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer our separate Report in "Annexure A " Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting with reference to these financial statements;
 - g) No managerial remuneration has been paid / provided by the Company for the year ended 31st March, 2023 to its directors in accordance with the provisions of section 197 of the Act.
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014,as amended in our opinion and to the best of our information and according to the explanations given to us and represented by management :

- i. As per representation received from the management, the Company has no pending litigations which will have an impact on its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv.
 - a. To the best of its knowledge and belief, and as disclosed in Note No. 26 of the Notes to account, 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 persons or entities, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b. To the best of its knowledge and belief, and as disclosed in Note No. 26 of the Notes to account , 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, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
 - c. Based on our audit procedure conducted that are considered reasonable and appropriate in the circumstances, nothing has come to our attention that cause us to believe that the representation given by the management under paragraph (2) (h) (iv) (a) & (b) contain any material misstatement.
- v. The company has not declared or paid any dividend during the year.

- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company w.e.f. April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For **Pathak H.D. & Associates LLP**

Chartered Accountants

Firm Registration No. - 107783W/ W100593

Mukesh Mehta

Partner

Membership No.: 043495

UDIN No: 23043495BGSELY5351

Place: India

Date: 14th April, 2023

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT ON THE FINANCIAL STATEMENTS OF SURELA INVESTMENT & TRADING LIMITED

(Referred to in paragraph 2(f), under ‘Report on Other Legal and Regulatory Requirements’ section of our Report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **SURELA INVESTMENT & TRADING LIMITED** (“the Company”) as of 31st March, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India. 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 Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the

auditor's judgement, including the assessment of the risks of material misstatement of the 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 system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For **Pathak H.D. & Associates LLP**

Chartered Accountants

Firm Registration No. - 107783W/ W100593

Mukesh Mehta

Partner

Membership No.: 043495

UDIN No: 23043495BGSELY5351

Place: India

Date: 14th April, 2023

ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT ON THE FINANCIAL STATEMENTS OF SURELA INVESTMENT AND TRADING LIMITED

(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ of our report of even date)

- i.
 - a.
 - (A) The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment, capital work in progress on the basis of available information.
 - (B) As per the information and explanations provided to us, company does not have any Intangible Assets during the year under audit. Therefore, clause (i) (a)(B) of Paragraph 3 of the Order is not applicable to the Company.
 - b. As explained to us, Property, Plant & Equipment have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification.
 - c. According to the information and explanations given to us and the records examined by us in respect of immovable properties disclosed as Property, Plant & Equipment (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) in the financial statements are in the name of the Company.
 - d. According to information and explanations given to us and books of account and records examined by us, Company has not revalued its Property, Plant and Equipment during the year.
 - e. As per the information and explanations available with us, no proceedings have been initiated or are pending against the company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- ii.
 - a. The Company does not have any inventory during the year under audit. Therefore, Clause (ii) (a) of paragraph 3 of the Order is not applicable to the Company.
 - b. As per the information and explanations given to us and books of account and records examined by us, no working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets has been sanctioned. Therefore, the provisions of clause (ii) (b) of Paragraph 3 of the Order are not applicable to the Company.

- iii. With respect to investments made in or any guarantee or security provided or any loans or advances in the nature of loans, secured or unsecured, granted during the year by the Company to companies, firms, Limited Liability Partnerships or any other parties:
 - a. As per the information and explanations given to us and books of account and records examined by us, during the year, the Company has not provided any guarantee or security and has not granted any advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other entities
 - b. In our opinion and according to information and explanations given to us and on the basis of our audit procedures, the investments made are not prejudicial to Company's interest.
 - c. According to the books of account and records examined by us Company has not provided any loans and advances in the nature of loans . Hence clause (iii)(c) of paragraph 3 of the Order is not applicable to the Company.
 - d. According to the books of accounts and records examined by us Company has not granted any loans. Therefore clause (iii) (d) , (e) and (f) of paragraph 3 of the order is not applicable to the company
- iv. In our opinion and according to the information and explanations provided to us, the Company has not granted any loans or provided any guarantees or security to the parties covered under Section 185 of the Act. The Company has complied with the provisions of Section 186 of the Act, wherever applicable, in respect of investments made or loans or guarantee or security provided to the parties covered under Section 186 of the Act
- v. According to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, provisions of the clause (v) of paragraph 3 of the Order are not applicable to the Company.
- vi. To the best of our knowledge and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act in respect of the activities undertaken by the Company. Hence the reporting requirement under Clause vi of the Order is not applicable.
- vii. In respect of statutory dues:
 - a. According to the records of the Company examined by us , undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Goods and Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other statutory dues, whichever is applicable have been generally regularly deposited with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were

outstanding as at March 31, 2023 for a period of more than six months from the date of becoming payable.

- b. According to the information and explanation given to us, there are no statutory dues referred to in sub-clause (a) which have not been deposited as on March 31, 2023 on account of disputes.
- viii. In our opinion and according to the information and explanations given to us, there have been no unrecorded transactions either surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix.
- a. In our opinion and according to the information and explanations given to us, the Company has not Raised any Loan/Funds or Borrowed any sum of Amount . Therefore , provisions under sub-clause (a) , (b) , (c) and (d) of Clause (ix) of paragraph 3 of the Order are not applicable to the company.
 - b. As per the information and explanations provided to us, the company does not have any subsidiaries, associates or joint ventures. Therefore, provisions of Clause (ix)(e) of paragraph 3 of the Order are not applicable to the company
 - c. Based on the information and explanations provided to us, the company does not have any subsidiaries, associates or joint ventures. Therefore, provisions of Clause (ix)(f) of paragraph 3 of the Order are not applicable to the company.
- x.
- a. The company has not raised money by way of initial public offer or further public offer (including debt instruments) and hence clause (x)(a) of paragraph 3 of the Order is not applicable to the Company.
 - b. During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (x)(b) of Paragraph 3 of the Order is not applicable to the Company.
- xi.
- a. Based on the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.
 - b. According to the information and explanations given to us, no report under sub-section 12 of section 143 of the Act has been filed by us or by any other auditor in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

- c. The company is not required to have Whistle Blower mechanism under applicable rules and regulations. Further, as represented to us by the management, there are no Whistle blower complaints received by the company during the year.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of Paragraph 3 of the Order is not applicable.
- xiii. In our opinion the Company is in compliance with Section 188 of the Act, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards. The provisions of section 177 of the Act are not applicable to the Company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Companies Act, 2013 is not applicable to the Company and hence not commented upon
- xiv. In our opinion and based on our examination, the company is not required to have an internal audit system as per provisions of the Act and accordingly no internal audit was conducted during the year.
- xv. According to the information and explanations given to us, during the year, the company has not entered into any non-cash transactions with its directors or persons connected with him as referred to in Section 192 of the Act.
- xvi.
 - a. In our opinion and according to information and explanations provided to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
 - b. In our opinion and according to information and explanations provided to us , and on the basis of our audit procedures the Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
 - c. In our opinion and according to information and explanations provided to us, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India,
 - d. The Group does not have any Core Investment Company (CIC) as per the definition of Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016 and Hence the reporting under clause (xvi(d)) of the Order is not applicable.
- xvii. In our opinion and according to the information and explanations given to us, the company has incurred cash losses of Rs. 3,016 Thousands and Rs 2,758 Thousands for the financial year ending 31st March 2023 and 31st March 2022 respectively.

- xviii. There has been no resignation of the statutory auditors during the year. Therefore, provisions of clause (xviii) of Paragraph 3 of the Order are not applicable to the Company.
- xix. On the basis of the financial ratios disclosed in note 24 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the 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. The Company is not covered under the provisions of Section 135 of the Act as disclosed in the Notes to account under Note No.18. Accordingly, the provisions of clause (xx)(a) and (b) of Paragraph 3 of the Order are not applicable.

For **Pathak H.D. & Associates LLP**
Chartered Accountants
Firm Registration No. - 107783W/ W100593

Mukesh Mehta
Partner
Membership No.: 043495
UDIN No: 23043495BGSELY5351
Place: India
Date: 14th April, 2023

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)

Balance Sheet as at 31st March, 2023

(₹ in Thousand)

	Notes	As at 31st March, 2023	As at 31st March, 2022
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	1	1 47 662	1 50 085
Capital Work-in-Progress	1	478	478
Other Non-Current Assets	2	3 180	5 452
Total Non-Current assets		1 51 320	1 56 015
Current Assets			
Financial Assets			
Investments	3	55 702	52 705
Trade Receivables	4	961	130
Cash and cash equivalents	5	2 314	2 941
Other Current Assets	7	1 037	723
Total Current assets		60 014	56 499
Total Assets		2 11 334	2 12 514
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	8	500	500
Other Equity	9	(16 740)	(14 300)
Total equity		(16 240)	(13 800)
LIABILITIES			
Non-Current Liabilities			
Other Non-Current Liabilities	10	2 10 000	2 10 000
Total Non-Current Liabilities		2 10 000	2 10 000
Current Liabilities			
Financial Liabilities			
Trade Payables	11	72	68
Other Current Liabilities*	12	17 502	16 247
Total current liabilities		17 574	16 314
Total Liabilities		2 27 574	2 26 314
Total Equity and Liabilities		2 11 334	2 12 514

Significant Accounting Policies

See accompanying Notes to the Financial Statements **1 to 28**

*There is no supplier covered under the provision of Micro, Small and Medium Enterprises Development Act, 2006.

Surela Investment And Trading Limited

As per our Report of even date

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No : 107783W/ W100593

Gopal Chaturvedi

Partner

Membership No: 090903

Date : 14th April, 2023

For and on behalf of the Board

Radhika Disale

Director

DIN: 03107045

Rajmal Nahar

Director

DIN: 05345572

Sajita Nair

Director

DIN: 09082420

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Statement of Profit & Loss for the Year ended 31st March, 2023

(₹ in Thousand)

		<u>2022-23</u>	<u>2021-22</u>
INCOME			
Income from Services		3 752	3 752
Less: GST Recovered		<u>572</u>	<u>572</u>
Revenue from Operations	13	3 180	3 180
Other Income	14	3 075	1 816
Total Income		<u>6 255</u>	<u>4 996</u>
EXPENSES			
Maintainence Expenses	15	2 283	2 283
Depreciation Expense	1	2 422	2 422
Other Expenses	16	3 990	3 714
Total Expenses		<u>8 695</u>	<u>8 419</u>
Profit/(Loss) Before Tax		(2 440)	(3 423)
Tax Expenses			
Current Tax	6	-	-
Deferred Tax	6	-	-
Profit / (Loss) For the Year		<u>(2 440)</u>	<u>(3 423)</u>
Other Comprehensive Income :			
a) Items that will be reclassified to Statement of Profit & loss		-	-
b) Items that will not be reclassified to Statement of Profit & loss		-	-
Total Other Comprehensive Income for the Year (Net of Tax)		<u>-</u>	<u>-</u>
Total comprehensive income for the year		<u>(2 440)</u>	<u>(3 423)</u>
EARNINGS PER EQUITY SHARE OF FACE VALUE OF ₹ 100 EACH			
Basic (in ₹)	17	(488.10)	(684.54)
Diluted (in ₹)	17	(488.10)	(684.54)
Significant Accounting Policies			
See accompanying Notes to the Financial Statements	1 to 28		

Surela Investment And Trading Limited

As per our Report of even date

For and on behalf of the Board

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No : 107783W/ W100593

Radhika Disale

Director

DIN: 03107045

Gopal Chaturvedi

Partner

Membership No: 090903

Rajmal Nahar

Director

DIN: 05345572

Date : 14th April, 2023

Sajita Nair

Director

DIN: 09082420

Surela Investment And Trading Limited
 (Formerly known as Surela Investment And Trading Private Limited)
 Statement of Changes in Equity for the Year ended 31st March, 2023

(₹ in Thousand)

A. Equity Share Capital

Balance as at 1st April 2021	Change during the year 2021-22	Balance as at 31st March, 2022	Change during the year 2022-23	Balance as at 31st March, 2023
500	-	500	-	500

B. Other Equity

	Reserve and Surplus	Total
As at 31st March, 2023		
Balance as at 1st April 2022	(14 300)	(14 300)
Add: Total Comprehensive Income for the year	(2 440)	(2 440)
Balance as at 31st March, 2023	(16 740)	(16 740)

	Reserve and Surplus	Total
As at 31st March, 2022		
Balance as at 1st April 2021	(10 877)	(10 877)
Add: Total Comprehensive Income for the year	(3 423)	(3 423)
Balance as at 31st March, 2022	(14 300)	(14 300)

Surela Investment And Trading Limited

As per our Report of even date

For and on behalf of the Board

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No : 107783W/ W100593

Radhika Disale

Director

DIN: 03107045

Gopal Chaturvedi

Partner

Membership No: 090903

Date : 14th April, 2023

Rajmal Nahar

Director

DIN: 05345572

Sajita Nair

Director

DIN: 09082420

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Cash Flow Statement for the Year ended 31st March, 2023

(₹ in Thousand)

	<u>2022-23</u>	<u>2021-22</u>
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before tax as per Statement of Profit and Loss	(2 440)	(3 423)
Adjusted for :		
Net Gain on Sale of Investments	-	0
Fair Value Adjustment of Mutual Fund	(2 997)	(1 758)
Depreciation Expense	2 422	2 422
Interest Income	(78)	(58)
Operating Profit / (Loss) before Working Capital Changes	<u>(3 093)</u>	<u>(2 817)</u>
Adjusted for :		
Trade and Other Receivables	528	719
Trade and Other Payables	1 261	3 621
Cash Generated from / (used in) Operations	<u>(1 304)</u>	<u>1 523</u>
Taxes Paid (Net)/Refunds	599	644
Net Cash flow from / (used in) Operating Activities	<u>(705)</u>	<u>2 167</u>
B CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Tangible and Intangible assets	-	-
Purchase of Property, Plant and Equipment and Intangible Assets	-	(404)
Interest Income	78	58
Net Cash from / (used in) Investing Activities	<u>78</u>	<u>(346)</u>
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Borrowings - Non - Current	-	-
Net Cash Generated from / (used in) Financing Activities	<u>-</u>	<u>-</u>
Net Increase/ (Decrease) in Cash and Cash Equivalents	(627)	1 821
Opening Balance of Cash and Cash Equivalents	2 941	1 120
Closing Balance of Cash and Cash Equivalents	<u>2 314</u>	<u>2 941</u>
(Refer Note No. 5)		

Surela Investment And Trading Limited

As per our Report of even date

For and on behalf of the Board

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No : 107783W/ W100593

Radhika Disale

Director

DIN: 03107045

Gopal Chaturvedi

Partner

Membership No: 090903

Rajmal Nahar

Director

DIN: 05345572

Date : 14th April, 2023

Sajita Nair

Director

DIN: 09082420

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

A. CORPORATE INFORMATION

Surela Investment And Trading Limited [the company] is a public limited company incorporated in India having its registered office and principal place of business at Swadeshi Complex, Tower 2, Swadeshi Mills Road, Chunabhathi (East) Mumbai Mumbai -400022. The principal activity of the company is business of real estate and development of commercial properties in India.

B. ACCOUNTING POLICIES

B.1 BASIS OF PREPARATION AND PRESENTATION

The Financial Statements have been prepared on the historical cost basis except for certain assets and liabilities which has been measured at fair value as per requirement of IndAS.

The Financial Statements of the Company have been prepared to comply with the Indian Accounting standards ('Ind AS'), including the rules notified under the relevant provisions of the companies Act, 2013.

The Company's Financial Statements are presented in Indian Rupees (₹), which is also its functional currency and all values are rounded to the nearest thousand (₹000), except when otherwise indicated.

B.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Current and Non-Current Classification

The Company presents assets and liabilities in the Balance Sheet based on Current/ Non-Current classification.

An asset is treated as Current when it is –

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

(b) Property, Plant and Equipment:

Property, Plant and Equipment are stated at cost, net of recoverable taxes, trade discount and rebates less accumulated depreciation and impairment losses, if any. Such cost includes purchase price, borrowing cost and any cost directly attributable to bringing the assets to its working condition for its intended use, net charges on foreign exchange contracts and adjustments arising from exchange rate variations attributable to the assets. In case of land the Company has availed fair value as deemed cost on the date of transition to Ind AS. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the entity and the cost can be measured reliably.

Other Indirect Expenses incurred relating to project, net of income earned during the project development stage prior to its intended use, are considered as pre-operative expenses and disclosed under Capital Work-in-Progress.

Depreciation on Property, Plant and Equipment is provided using straight line method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. The residual values, useful lives and methods of depreciation of Property, Plant and Equipment are reviewed at each Financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of a Property, Plant and Equipment 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.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

(c) Cash and Cash Equivalent

Cash and cash equivalents comprise of cash on hand and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value

(d) Finance Costs

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to the Statement of Profit and Loss for the period for which they are incurred.

(e) Impairment of non-Financial assets - property, plant and equipment :

The Company assesses at each reporting date as to whether there is any indication that any Property, Plant and Equipment or group of Assets, called Cash Generating Units (CGU) may be impaired. If any such indication exists, the recoverable amount of an asset or CGU is estimated to determine the extent of impairment, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the CGU to which the asset belongs.

An impairment loss is recognised in the Statement of Profit and Loss to the extent, asset's carrying amount exceeds its recoverable amount. The recoverable amount is higher of an asset's fair value less cost of disposal and value in use. Value in use is based on the estimated future cash flows, discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and risk specific to the assets.

The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

(f) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the 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 recognised as a finance cost.

(g) Contingent Liabilities

Disclosure of contingent liability is made when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources embodying economic benefits will be required to settle or a reliable estimate of amount cannot be made.

(h) Tax Expenses

The tax expense for the period comprises of current tax and deferred income tax. Tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in the Other Comprehensive Income or in equity. In which case, the tax is also recognised in Other Comprehensive Income or Equity.

- Current Tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the Income Tax authorities, based on tax rates and laws that are enacted at the Balance sheet date.

- Deferred Tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the Financial Statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax assets are recognised to the extent it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilized

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

(i) Foreign Currencies transactions and translation

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency closing rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss except to the extent that exchange differences which are regarded as an adjustment to interest costs on foreign currency borrowings are capitalized as cost of assets under construction.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

Non-monetary items that are measured in terms of historical cost in a foreign currency are recorded using the exchange rates at the date of the transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items whose fair value gain or loss is recognised in Other Comprehensive Income or Statement of Profit and Loss are also recognised in Other Comprehensive Income or Statement of Profit and Loss, respectively).

In case of an asset, expense or income where an advance is paid/received, the date of transaction is the date on which the advance was initially recognized. If there were multiple payments or receipts in advance, multiple dates of transactions are determined for each payment or receipt of advance consideration.

(j) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration entitled in exchange for those goods or services.

Revenue from rendering of services is recognised over time by measuring the progress towards complete satisfaction of performance obligations at the reporting period.

Revenue is measured at the amount of consideration which the company expects to be entitled to in exchange for transferring distinct goods or services to a customer as specified in the contract, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when the it becomes unconditional. Generally, the credit period varies between 0-60 days from the shipment or delivery of goods or services as the case may be.

In case of discounts, rebates, credits, price incentives or similar terms, consideration are determined based on its most likely amount, which is assessed at each reporting period

Interest income

Interest income from a Financial asset is recognised using effective interest rate method.

Dividends

Dividend Income is recognised when the Company's right to receive the amount has been established.

(k) Financial Instruments

i) Financial Assets

A. Initial recognition and measurement:

All Financial Assets are initially recognised at fair value. Transaction costs that are directly attributable to the acquisition or issue of Financial Assets, which are not at Fair Value Through Profit or Loss, are adjusted to the fair value on initial recognition. Purchase and sale of Financial Assets are recognised using trade date accounting.

B. Subsequent measurement

a) Financial Assets measured at Amortised Cost (AC)

A Financial Asset is measured at Amortised Cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the Financial Asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b) Financial Assets measured at Fair Value Through Other Comprehensive Income (FVTOCI)

A Financial Asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling Financial Assets and the contractual terms of the Financial Asset give rise on specified dates to cash flows that represents solely payments of principal and interest on the principal amount outstanding.

c) Financial Assets measured at Fair Value Through Profit or Loss (FVTPL)

A Financial Asset which is not classified in any of the above categories are measured at FVTPL.

C. Investment in Associates

The Company has accounted for its investments in subsidiaries, associates and joint venture at cost less impairment loss (if any).

D. Other Equity Investments

All other equity investments are measured at fair value, with value changes recognised in Statement of Profit and Loss, except for those equity investments for which the Company has elected to present the value changes in 'Other Comprehensive Income'.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

E. Impairment of Financial assets

In accordance with Ind AS 109, the Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of Financial Assets other than those measured at Fair Value Through Profit and Loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

- (a) The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- (b) Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For Trade Receivables the Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company uses historical default rates to determine impairment loss on the portfolio of trade

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

ii) Financial liabilities

A. Initial recognition and measurement:

All Financial Liabilities are recognised at fair value and in case of borrowings, net of directly attributable cost. Fees of recurring nature are directly recognised in the Statement of Profit and Loss as finance cost.

B. Subsequent measurement:

Financial liabilities are subsequently carried at amortized cost using the effective interest method.

For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

iii) Derecognition of Financial instruments

The Company derecognises a Financial Asset when the contractual rights to the cash flows from the Financial Asset expire or it transfers the Financial Asset and the transfer qualifies for derecognition under Ind AS 109. A Financial liability (or a part of a Financial liability) is derecognised from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

iv) Offsetting

Financial Assets and Financial Liabilities are offset and the net amount is presented in the balance sheet when, and only when, the Company has a legally enforceable right to set off the amount and it intends, either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(l) Earnings Per Share

Basic earnings per share is calculated by dividing the net profit after tax by the weighted average number of equity shares outstanding during the year adjusted for bonus element in equity share.

Diluted earnings per share adjusts the figures used in determination of basic earnings per share to take into account the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as at the beginning of the period unless issued at a later date.

C. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:

The preparation of the Company's Financial Statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in next financial years.

(a) PROPERTY PLANT AND EQUIPMENT / INTANGIBLE ASSETS

Estimates are involved in determining the cost attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the management. Property, Plant and Equipment / Intangible Assets are depreciated / amortised over their estimated useful life, after taking into account estimated residual value. Management reviews the estimated useful life and residual values of the assets annually in order to determine the amount of depreciation / amortisation to be recorded during any reporting period. The useful life and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation / amortisation for future periods is revised if there are significant changes from previous estimates.

(b) RECOVERABILITY OF TRADE RECEIVABLES

Judgements are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. Factors considered include the credit rating of the counterparty, the amount and timing of anticipated future payments and any possible actions that can be taken to mitigate the risk of non-payment.

Surela Investment And Trading Limited**(Formerly known as Surela Investment And Trading Private Limited)****Notes to the Financial Statement for the Year ended 31st March, 2023****(c) PROVISIONS**

Provisions and liabilities are recognised in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

(d) IMPAIRMENT OF NON-FINANCIAL ASSETS

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

(e) IMPAIRMENT OF FINANCIAL ASSETS

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

(f) FAIR VALUE MEASUREMENT

For estimates relating to fair value of financial instruments refer Note 22 of financial statements.

D. STANDARDS ISSUED BUT NOT EFFECTIVE

On March 31, 2023, the Ministry of Corporate Affairs (MCA) has notified Companies (Indian Accounting Standards) Amendment Rules, 2023. This notification has resulted into amendments in the following existing accounting standards which are applicable to company from April 1, 2023.

- i. Ind AS 101 – First-time Adoption of Indian Accounting Standards
- ii. Ind AS 102 – Share-based Payment
- iii. Ind AS 103 – Business Combinations
- iv. Ind AS 107 – Financial Instruments Disclosures
- v. Ind AS 109 – Financial Instruments
- vi. Ind AS 115 – Revenue from Contracts with Customers
- vii. Ind AS 1 – Presentation of Financial Statements
- viii. Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
- ix. Ind AS 12 – Income Taxes
- x. Ind AS 34 - Interim Financial Reporting

Application of above standards are not expected to have any significant impact on the company's financial statements.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

(₹ in Thousand)

1 Property, Plant and Equipment

Description	Gross Block				Depreciation/ Amortisation			Net Block		
	As at 01-04-2022	Additions/ Adjustments for the Year	Deductions/ Adjustments for the year	As at 31-03-2023	As at 01-04-2022	For the year	Deductions/ Adjustments for the year	As at 31-03-2023	As at 31-03-2023	As at 31-03-2022
Property, Plant and Equipment Own Assets :										
Freehold Land	46 387	-	-	46 387			-	-	46 387	46 387
Buildings	1 29 177	-	-	1 29 177	25 589	2 409	-	27 998	1 01 179	1 03 588
Equipments	140	-	-	140	30	13	-	43	96	110
Total	1 75 704	-	-	1 75 704	25 619	2 422	-	28 041	1 47 662	1 50 085
Previous Year	1 75 704	-	-	1 75 704	23 197	2 422	-	25 619	1 50 085	1 52 507
Capital Work in Progress									478	478

1.1 Capital-Work-in Progress (CWIP)

(a) Aging schedule as at 31st March, 2023

(₹ in Thousand)

CWIP	Amount in CWIP for period of				Total
	< 1 year	1-2 year	2-3 year	> 3 year	
Projects in Progress		403	-	75	478
Projects temporarily suspended					-
Total	-	403	-	75	478

1.2 Capital-Work-in Progress (CWIP)

(a) Aging schedule as at 31st March, 2022

(₹ in Thousand)

CWIP	Amount in CWIP for period of				Total
	< 1 year	1-2 year	2-3 year	> 3 year	
Projects in Progress	403	75	-	-	478
Projects temporarily suspended					-
Total	403	75	-	-	478

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

(₹ in Thousand)

	<u>As at</u> <u>31st March, 2023</u>	<u>As at</u> <u>31st March, 2022</u>
2 Other Non-Current Assets (Unsecured and Considered good)		
Advance Income Tax (Net of Provision)	51	650
Security Deposits	3 129	4 802
Total	<u>3 180</u>	<u>5 452</u>

	<u>As at</u> <u>31st March, 2023</u>	<u>As at</u> <u>31st March, 2022</u>
Advance Income Tax (Net of Provision)		
At start of year	650	1 294
Charge for the Year - Current Tax		
Tax paid / (refund received) during the year	(599)	(644)
At end of the year	<u>51</u>	<u>650</u>

	<u>As at</u> <u>31st March, 2023</u>		<u>As at</u> <u>31st March, 2022</u>	
3 Current Investments				
In Mutual Fund - Unquoted, Fully Paid Up	Units	Amount	Units	Amount
	Nos		Nos	
ICICI Prudential Liquid Plan - Direct - Growth	1 67 180	55 702	1 67 180	52 705
Total	<u>1 67 180</u>	<u>55 702</u>	<u>1 67 180</u>	<u>52 705</u>

	<u>As at</u> <u>31st March, 2023</u>	<u>As at</u> <u>31st March, 2022</u>
3.1 Category-wise Current investment		
Financial assets carried at fair value through profit and loss (FVTPL)		
In Mutual Funds	55 702	52 705
Total	<u>55 702</u>	<u>52 705</u>

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

(₹ in Thousand)

	As at 31st March, 2023	As at 31st March, 2022
4 Trade Receivables (Unsecured and Considered good)		
Trade Receivables	961	130
Total	961	130

4.1 Trade Receivables ageing schedule as at 31st March, 2023

(₹ in Thousand)

Particulars	Not Due	Outstanding from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 year	2-3 year	> 3 year	
Undisputed Trade receivables – considered good		894	-	-	67	-	961
Undisputed Trade Receivables – which have							
Undisputed Trade Receivables – credit impaired							
Disputed Trade receivables – considered good							
Disputed Trade Receivables – which have significant							
Disputed Trade Receivables – credit impaired							
Subtotal		894	-	-	67	-	961

4.2 Trade Receivables ageing schedule as at 31st March, 2022

(₹ in Thousand)

Particulars	Not Due	Outstanding from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 year	2-3 year	> 3 year	
Undisputed Trade receivables – considered good	63	-	-	67	-	-	130
Undisputed Trade Receivables – which have							
Undisputed Trade Receivables – credit impaired							
Disputed Trade receivables – considered good							
Disputed Trade Receivables – which have significant							
Disputed Trade Receivables – credit impaired							
Subtotal	63	-	-	67	-	-	130

	As at 31st March, 2023	As at 31st March, 2022
5 Cash and Cash Equivalents		
Balances with Bank	2 314	2 941
Cash and Cash Equivalents as per Balance Sheet	2 314	2 941
Cash and Cash Equivalents as per Cash Flow Statement	2 314	2 941

	Year ended 31st March, 2023	Year ended 31st March, 2022
6 Taxation		

Income Tax recognised in Statement of Profit and Loss

Current Tax

In respect of the current year	-	-
In respect of earlier years	-	-
Deferred Tax	-	-

Total Income Tax expenses recognised in the current year	-	-
--	---	---

The income tax expenses for the year can be reconciled to the accounting profit as follows:

	Year ended 31st March, 2023	Year ended 31st March, 2022
Profit before tax	(2 440)	(3 423)
Applicable Tax Rate	25.168%	25.168%
Computed Tax Expense	(614)	(861)
Tax effect of :		
Additional Allowances net of MAT Credit	-	-
Others	-	-
Current tax Provision	-	-
Tax Expenses recognised in Statement of Profit & Loss	-	-
Effective Tax Rate	0.00%	0.00%

	As at 31st March, 2023	As at 31st March, 2022
7 Other Current Assets (Unsecured and Considered good)		
Others	1 037	723
Total	1 037	723

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

(₹ in Thousand)

	Units	As at	Units	As at
		31st March, 2023		31st March, 2022
		Amount		Amount
8 Share Capital				
8.1 Authorised Share Capital				
Equity Shares of ₹ 100 each	5 000	500	5 000	500
		<u>500</u>		<u>500</u>
8.2 Issued, Subscribed and Paid-Up:				
Equity Shares of ₹ 100 each fully paid up	5 000	500	5 000	500
TOTAL		<u>500</u>		<u>500</u>

8.3 The reconciliation of the number of outstanding shares is set out below:

	As at	As at
	31st March, 2023	31st March, 2022
<u>Equity Shares</u>		
Shares outstanding at the beginning of the year	5 000	5 000
Add: Shares Issued during the year	-	-
Shares outstanding at the end of the year	<u>5 000</u>	<u>5 000</u>

8.4 The details of shareholder holding more than 5% shares :

Name of Shareholder	As at 31st March, 2023		As at 31st March, 2022	
	No. of Shares	% held	No. of Shares	% held
<u>Equity Shares</u>				
Reliance 4IR Realty Development Limited	5 000	100.00	5 000	100.00
	<u>5 000</u>	<u>100.00</u>	<u>5 000</u>	<u>100.00</u>

8.5 The company has only one class of equity shares having a par value of ₹ 100 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holder of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts in proportion to the number of equity shares held by them.

8.6 Shareholding of Promoter

As at 31st March, 2023

Sr. no	Class of Equity Share	Promoter's Name	No. of shares at the beginning of the year	change during the year	No. of shares at the end of the year	% of total shares	% change during the year
1	Fully paid-up equity shares of ₹ 100 each	Reliance 4IR Realty Development Limited	5 000	-	5 000	100.00	-

As at 31st March, 2022

Sr. no	Class of Equity Share	Promoter's Name	No. of shares at the beginning	change during the year	No. of shares at the end of	% of total shares	% change during
1	Fully paid-up equity shares of ₹ 100 each	Reliance 4IR Realty Development Limited	5 000	-	5 000	100.00	-

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)

Notes to the Financial Statement for the Year ended 31st March, 2023

(₹ in Thousand)

9 Other Equity	As at		As at	
	31st March, 2023		31st March, 2022	
Retained Earnings				
As per Last Balance Sheet	(14 300)		(10 877)	
Add: Profit for the year	(2 440)		(3 423)	
		(16 740)		(14 300)
Total		(16 740)		(14 300)

10 Other Non-Current Liabilities	As at		As at	
	31st March, 2023		31st March, 2022	
Unsecured				
Earnest Deposit against Pre-emption right		2 10 000		2 10 000
Total		2 10 000		2 10 000

11 Trade Payables	As at		As at	
	31st March, 2023		31st March, 2022	
(a) Micro and Small Enterprises		-		-
(b) Other than Micro and Small Enterprises		72		68
Total		72		68

11.1 Trade Payables ageing schedule as at 31st March, 2023

(₹ in thousand)

Particulars	Outstanding from due date of payment					Total
	Not Due	Less than 1 year	1-2 year	2-3 year	More than 3 year	
MSME	-	-	-	-	-	-
Others	72	-	-	-	-	72
Disputed Dues-MSME	-	-	-	-	-	-
Disputed Dues-Others	-	-	-	-	-	-
Total	72	-	-	-	-	72

11.2 Trade Payables ageing schedule as at 31st March, 2022

(₹ in thousand)

Particulars	Outstanding from due date of payment					Total
	Not Due	Less than 1 year	1-2 year	2-3 year	More than 3 year	
MSME	-	-	-	-	-	-
Others	68	-	-	-	-	68
Disputed Dues-MSME	-	-	-	-	-	-
Disputed Dues-Others	-	-	-	-	-	-
Total	68	-	-	-	-	68

12 Other Current Liabilities	As at		As at	
	31st March, 2023		31st March, 2022	
Creditors for Capital Expenditure*		9 923		9 923
Other Payables		7 579		6 324
Total		17 502		16 247

* There is no supplier covered under the provision of Micro, Small and Medium Enterprises Development Act, 2006.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

(₹ in Thousand)

	<u>2022-23</u>	<u>2021-22</u>
13 Revenue From Operations		
Income from Services	3 752	3 752
Less : GST Recovered	(572)	(572)
	3 180	3 180
	<u>3 180</u>	<u>3 180</u>
Total	<u>2022-23</u>	<u>2021-22</u>
14 Other Income		
Net Gain / (loss) arising on sale of investment	-	
Net Gain / (loss) arising on financial assets designated as at FVTPL	2 997	1 758
Interest on Income Tax Refund	36	58
Interest Income on Security Deposits	42	
	<u>3 075</u>	<u>1 816</u>
Total	<u>2022-23</u>	<u>2021-22</u>
15 Maintenance Expenses		
Maintenance Charges	2 283	2 283
	<u>2 283</u>	<u>2 283</u>
Total	<u>2022-23</u>	<u>2021-22</u>
16 Other Expenditure		
General Expenses	1 284	1 020
Bank Charges	2	2
Profession Tax	3	3
Professional Fees	150	140
Rates & Taxes	2 469	2 469
Filing fees	2	
Payment to Auditors		
Audit Fees	80	80
Fees for Other Services	-	
	80	80
	<u>3 990</u>	<u>3 714</u>
Total	<u>2022-23</u>	<u>2021-22</u>

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

17 Earnings per share

	2022-23	2021-22
Face Value per Equity Share (₹)	100	100
Basic Earnings per Share (₹)	(488.10)	(684.54)
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹ in '000)	(2 440)	(3 423)
Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	5 000	5 000
Diluted Earnings per Share (₹)	(488.10)	(684.54)
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹ in '000)	(2 440)	(3 423)
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	5 000	5 000
Reconciliation of weighted average number of shares outstanding		
Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	5 000	5 000
Total Weighted Average Potential Equity Shares	-	-
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	5 000	5 000

Diluted EPS is same as Basic EPS for current year, being antidilutive.

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

19 CORPORATE SOCIAL RESPONSIBILITY (CSR) :

As per the Section 135 of The Companies Act, 2013, the CSR requirements are not applicable to the Company.

20 Segment Reporting

The Company is primarily engaged in the business of real estate and development of commercial properties in India. All the activities of the Company revolve around this main business. Accordingly, the Company has only one identifiable segment reportable under Ind AS-108 "Operating Reporting". The Board (the 'Chief Operating Decision Maker' as defined in Ind AS 108 'Operating Segments'), who is responsible for allocating resources and assessing performance obtains financial information.

Revenue from two Customer contributed 10% or more to the Company's revenue for both 2022-23 & 2021-22.

21 Related Party

i) **As per Ind AS 24, the disclosures of transactions with the related parties are given below:**

List of related parties where control exists and related parties with whom transactions have taken place and relationships:

Sr. No.	Name of the Related Party	Relationship
1	Reliance Industries Limited	Ultimate Holding Company Holding Company
2	Reliance 4IR Realty Development Limited	
3	Reliance Corporate IT Park Limited	Fellow Subsidiary Fellow Subsidiary
4	Reliance Projects & Property Management Services Limited	

ii) **Transactions during the year with related parties :**

(₹ in Thousand)

Sr. No.	Nature of Transaction (Excluding Reimbursements)	Ultimate Holding Company	Holding Company	Fellow Subsidiary Companies	Total
1	Professional Fees	60	-	-	60
		<i>60</i>	<i>-</i>	<i>-</i>	<i>60</i>
2	Sale of Services	-	-	1 784	1 784
		<i>-</i>	<i>-</i>	<i>1 784</i>	<i>1 784</i>
3	General Expenses	128	-	-	128
		<i>100</i>	<i>-</i>	<i>-</i>	<i>100</i>
Balance as at 31st March, 2023					
1	Equity Share Capital	-	500	-	500
		<i>-</i>	<i>500</i>	<i>-</i>	<i>500</i>
2	Earnest Deposit against Pre-emption right	2 10 000	-	-	2 10 000
		<i>2 10 000</i>	<i>-</i>	<i>-</i>	<i>2 10 000</i>
3	Trade Receivables	-	-	549	549
		<i>-</i>	<i>-</i>	<i>67</i>	<i>67</i>
4	Other Current Liabilities	0	-	-	0
		<i>1,196</i>	<i>-</i>	<i>-</i>	<i>1 196</i>

Note :

1 Figures in Italics represents previous year's amount.

2 The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. The Outstanding Balances assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates. This balances are unsecured and their settlement occurs through banking channel.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

iii) Disclosure in Respect of Material Related Party Transactions during the year:

(₹ in Thousand)

Particulars	Relationship	2022-23	2021-22
1 Professional Fees Reliance Industries Limited	Ultimate Holding Company	60	60
2 Sale of Services Reliance Projects & Property Management Services Limited	Fellow Subsidiary	1 784	1 784
3 General Expenses Reliance Industries Limited	Ultimate Holding Company	128	100

(iv) Balances as at 31st March, 2023

(₹ in Thousand)

Particulars	Relationship	2022-23	2021-22
1 Equity Share Capital Reliance 4IR Realty Development Limited	Holding Company	500	500
2 Earnest Deposit against Pre-emption right Reliance Industries Limited	Ultimate Holding Company	2 10 000	2 10 000
3 Trade Receivables Reliance Corporate IT Park Limited Reliance Projects & Property Management Services Limited	Fellow Subsidiary Fellow Subsidiary	67 482	67 -
4 Other Current Liabilities Reliance Industries Limited	Ultimate Holding Company	-	1 196

22 Deferred tax assets (net) as at Balance Sheet date consists of the following items. As a matter of prudence, the Company has not recognised deferred tax assets in the books of accounts

Deferred Tax Assets / (Liabilities)

(₹ in Thousand)

	As at 31st March, 2023	As at 31st March, 2022
Deferred Tax Assets		
Carried forward Business Loss and Unabsorbed Depreciation under Income Tax Act, 1961	19 396	11 204
Related to Financial Assets	(856)	(900)
Related to Property, plant & Equipment	292	795
Deferred Tax Asset	18 832	11 099

23 Financial Instruments

A. Fair Value Measurement Hierarchy

Particulars	As at 31st March, 2023			As at 31st March, 2022		
	Carrying Amount	Levels of Input used in		Carrying Amount	Levels of Input used in	
		Level 1	Level 2	Level 1	Level 2	Level 3
Financial Assets						
At Amortised Cost						
Trade Receivables	961	-	-	130	-	-
Cash and Cash Equivalents	2 314	-	-	2 941	-	-
At FVTPL						
Investments	55 702	55 702	-	52 705	52 705	-

The financial instruments are categorized into three levels based on the inputs used to arrive at fair value measurements as described below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities; and

Level 2: Inputs other than the quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs based on unobservable market data.

Fair value of Trade Receivables, Cash and Cash Equivalents and Borrowings are carried at amortised cost as it is not materially different from its carrying cost largely due to short-term maturities of these financial assets and liabilities.

B. Financial Risk Management

The different types of risks the company is exposed to are credit risk and liquidity risk.

Credit Risk

Credit risk is the risk that a customer or counterparty to a financial instrument will fail to perform or pay amounts due causing financial loss to the company.

It arises from cash and cash equivalents and principally from credit exposures to customers relating to outstanding receivables.

Liquidity Risk

Liquidity risk is the risk that suitable sources of funding for the company's business activities may not be available. Management monitors rolling forecasts of the company's liquidity position and cash and cash equivalents on the basis of expected cash flows. Company manages liquidity risk by maintaining adequate reserves and matching maturity profiles of financial assets and financial liabilities.

24 Details of Loans given, Investments made and Guarantees given covered under Section 186(4) of Companies Act, 2013 :

- Loans given ₹ Nil (Previous year ₹ Nil)
- Investments made ₹ Nil (Previous year ₹ Nil)
- Guarantees given by the company in respect of loans ₹ Nil (Previous year ₹ Nil)

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

25 Ratio Analysis

Sr. No.	Particulars	2022-23	2021-22	% Change
1	Current Ratio	3.41	3.46	(1%)
2	Debt-Equity Ratio	Not Applicable	Not Applicable	0%
3	Debt Service Coverage Ratio	Not Applicable	Not Applicable	0%
4	Return on Equity Ratio [#]	16%	28%	(43%)
5	Inventory Turnover Ratio	Not Applicable	Not Applicable	0%
6	Trade Receivables Turnover Ratio	5.83	5.55	5%
7	Trade Payables Turnover Ratio	Not Applicable	Not Applicable	0%
8	Net Capital Turnover Ratio	0.08	0.08	(2%)
9	Net Profit Ratio [@]	(77%)	(108%)	(29%)
10	Return on Capital Employed (Excluding Working Capital Financing)*	NIL	NIL	0%
11	Return on Investment [§]	-	-	0%

Return on Equity Ratio decreased due to decrease in Net Worth

@ Net Profit Ratio increased due to Decrease in loss and Increase in Revenue from Operations

§ Since there is no realised gain from sale of investmet during the year, Return on Investment is NIL in current year.

* Since Capital Employed in negative, Return on Capital Employed is NIL

25.1 Formulae for computation of ratios are as follows:

Sr. No.	Particulars	=	Formula
i	Current Ratio	=	Current Assets Current Liabilities (Including Current maturities of Non-Current Borrowings)
ii	Debt/ Equity Ratio	=	Non-Current Borrowings + Current Borrowings Equity Share Capital + Other Equity
iii	Debt Service Coverage Ratio	=	Earnings before Interest, Tax and Exceptional Items Interest Expense + Principal Repayments made during the period for long term loans
iv	Return on Equity Ratio (%)	=	Profit for the year attributable to Owners of the Company Average Net Worth
v	Inventory Turnover Ratio	=	Cost of Materials Consumed Average Inventories of Goods
vi	Trade Receivables Turnover Ratio	=	Revenue from Operations Average Trade Receivables
vii	Trade Payables Turnover Ratio	=	Other Expenses Average Trade Payables
viii	Net Capital Turnover Ratio	=	Revenue from Operations Average Working Capital
ix	Net Profit Ratio (%)	=	Profit/ (Loss) after Tax Total Income
x	Return on Capital Employed (%)	=	Profit for the Purpose of ROCE Average Capital Employed ^{§§}
xi	Return on Investment (%)	=	Other Income (Excluding Dividend) Average Cash, Cash Equivalents & Other

^{§§} Capital employed includes Equity, Borrowings, Deferred Tax Liabilities, Creditor for Capital Expenditure and reduced by Investments, Cash and Cash Equivalents, Capital Work-in-Progress and Intangible Assets under Development.

Surela Investment And Trading Limited
(Formerly known as Surela Investment And Trading Private Limited)
Notes to the Financial Statement for the Year ended 31st March, 2023

26 Contingent Liabilities and Commitments

The company has no Contingent Liabilities and Commitments during the year.

27 Other Statutory Information

(a) The Company do not have any Capital Work-In-Progress, whose completion is overdue or has exceeded its cost compared to its original plan.

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

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

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

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

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

(ii) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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

(e) There are no proceedings initiated or pending against the Company till the date of this report for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder and hence reporting under this clause is not applicable.

28 Approval of Financial Statements

The financial statements were approved for issue by the Board of Directors on 14th April, 2023

Surela Investment And Trading Limited

As per our Report of even date

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No : 107783W/ W100593

Gopal Chaturvedi

Partner

Membership No: 090903

Date : 14th April, 2023

For and on behalf of the Board

Radhika Disale

Director

DIN: 03107045

Rajmal Nahar

Director

DIN: 05345572

Sajita Nair

Director

DIN: 09082420