



THE SINDHU RESETTLEMENT CORPORATION LIMITED

ADIPUR(KUTCH) 370205



SRC AO Building at Adipur (Kutch)

77th ANNUAL REPORT

WITH STATEMENT OF ACCOUNTS FOR THE YEAR ENDED 31ST MARCH-2025.

GOVERNMENT DIRECTORS



Shri Nilabhra Das Gupta



Shri Isaacs Gerard Baines

BOARD OF DIRECTORS



Shri Prem S. Lalwani



Shri Harish P. Kalyani



Shri Naresh H. Bulchandani



Shri Nilesh M. Pandya



Shri Shewak N. Lakhwani

THE SINDHU RESETTLEMENT CORPORATION LIMITED

ADIPUR (KUTCH)

Board of Directors

1. Smt. Aruna S. Jagtiani (Cessation w.e.f 10.02.2025)
2. Shri Prem S. Lalwani
3. Shri Harish P. Kalyani
4. Shri Naresh H. Bulchandani
5. Shri. Nilesh M. Pandya
6. Shri. Shewak N. Lakhwani

Government Directors:

1. Shri. Isaacs Gerard Baines
Under Secretary
Ministry of Shipping,
New Delhi
Appointed w.e.f 28.05.2025
2. Shri. Nandeesh Shukla
Dy. Chairman
Deendayal Port Authority
Gandhidham (Kutch).
Cessation w.e.f 20.02.2025
- Shri Nilabhra Das Gupta
Dy. Chairman
Deendayal Port Authority
Gandhidham (Kutch).
Appointed w.e.f : 28.07.2025
3. Dy. Secretary
Revenue Department
Govt. of Gujarat, Sachivalaya, Gandhinagar

Auditors

- : M/s . Ashok Chhajed & Associates
22, City Center, Swastik Char Rasta,
Ahmedabad 380009, Gujarat India

Bankers

Bank of Baroda
State Bank of India
HDFC Bank
ICICI Bank,
The Gandhidham Co-Operative Bank LIMITED

Registered Office

Adipur (Kutch) 370205.

Annual General Meeting on Monday the 29th September, 2025 at 5:00 p.m. through Video Conferencing (“VC”) / Other Audio Video Means (OAVM)



The Sindhu Resettlement Corporation Ltd.
(FOUNDERS & BUIDLERS OF GANDHIDHAM & ADIPURTOWNSHIP)
CIN # U45300GJ1948PLC001115

Plot Nos.4 & 5, DC-3, Rampath Road, Adipur (Kutch). 370 205.
Phone : (02836) 260403/260404 E-mail : src@sindhu-src.org

Report of Directors for the year ending 31st March, 2025.

Dear Shareholders,

On behalf of the Board of Directors, I extend a cordial welcome to all present at the 77th Annual General Meeting of the Corporation. The Notice convening the Meeting, together with the Audited Financial Statements and the Report of the Board of Directors for the financial year ended 31st March, 2025, has already been circulated to the members. With the consent of the members present, I shall take the same as read.

1. Highlights of Performance:

- I. The Total income of the Company for Current Financial Year 2024 -25 is Rs. 22,67,07,882.90. Whereas the Total Income of the Company for Previous Financial Year 2023-24 was Rs. 13,32,08,732.99. Further Profit After-tax for the Current Financial Year is Rs.11,11,85,632.15, Whereas the Profit After-tax for the Previous Financial Year was Rs.3,76,23,421.27.
- II. The shareholders will appreciate that your Company continues to make energy savings efforts wherever possible and as a part of Green Initiative your Corporation has installed 45KWp Grid Connected Rooftop Solar Power Plant at SRC A.O. Building and the same has been commissioned in the month of March, 2018. The Solar Power generation has been satisfactory till now and the Corporation has achieved a saving of Rs. 7,19,674/- approx. in the Energy Consumption for the year 2024-2025.
- III. During the year under report, the Corporation formulated and adopted its *Citizen's Charter*, reflecting its commitment to efficient, transparent, and accountable service delivery. Guided by the spirit of Mahatma Gandhi's words on the importance of serving citizens, the Charter defines the Corporation's vision, mission, and service standards across

its departments, outlines timelines for key services, and establishes a grievance redressal mechanism. It serves as a public declaration of SRC Ltd.'s dedication to responsiveness, quality, and continuous improvement in meeting the needs and expectations of all stakeholders.

- IV. Pursuant to the suggestions of the Special Audit, the Corporation appointed *M/s. Mukund & Rohit* (Chartered Accountants) as Internal Auditors to carry out a comprehensive review of the Corporation's financial and operational processes. Their scope of work includes conducting the financial audit and operational audit. During the year under report, the Internal Auditors successfully completed the financial audit and submitted their findings for consideration by the management.

Your Corporation has also appointed *M/s Mukund and Rohit* (Chartered Accountants) as professionals to formulate a robust *Internal Control Policy* to strengthen governance, ensure compliance, and enhance the efficiency of internal processes as per the suggestions under Special Audit Report.

The formulation of the Internal Control Policy is currently under progress, with a focus on establishing systematic checks and balances, streamlining documentation, and ensuring timely monitoring of transactions in accordance with best industry practices.

- V. Your Company is pleased to inform that, in line with the suggestions of the Special Audit, it has initiated the digitization of records of the *Land* and *Shares* Departments. This initiative aims to enhance efficiency, improve data accessibility, ensure long-term preservation of records, and strengthen transparency in operations. The digitization work is being undertaken in a phased manner and will serve as a significant step towards modernizing the Corporation's record management systems.

2. Development Works

The Shareholders will appreciate that to safeguard the undeveloped and unconstructed plots from unauthorized occupation or

trespassing, the Corporation has undertaken the construction of compound walls around such plots.

3. **Corporate Social Responsibilities**

"Although the provisions of Section 135 of the Companies Act, 2013 relating to Corporate Social Responsibility (CSR) are not applicable to the Corporation for the Financial Year 2024–2025, the Corporation has always remained committed to its social responsibilities. With a strong belief in giving back to society, CSR values are deeply embedded in the Corporation's ethos and operational philosophy. The Corporation has consistently engaged in various social welfare initiatives and developmental projects, even prior to the statutory mandate on CSR spending."

"The Members will be pleased to note that the Board of Directors has voluntarily undertaken the following projects as part of the Corporation's CSR initiatives for the Financial Year 2024–25:"

I. **Adoption and Maintenance of Prof. N.R. Malkani Public Library, Park, and Bhai Pratap Samadhi at Adipur.**

As part of its voluntary CSR initiatives, the Corporation has undertaken the adoption, ongoing maintenance, and renovation of the *Prof. N.R. Malkani Public Library* and the *Bhai Pratap Samadhi* at Adipur. These facilities hold significant cultural and historical importance for the community.

The Library serves as an important educational and literary resource for students, researchers, and residents, while the park offers a green and accessible space for recreation. The Bhai Pratap Samadhi stands as a tribute to the visionary founder of Adipur and continues to be a place of inspiration and reverence. Your Corporation remains committed to ensuring their upkeep and accessibility for the benefit of the general public.

During the year under report, the Corporation celebrated *Gandhidham Day* by organizing a cultural event, which was graced by the presence of the Chairperson, Mrs. Aruna Jagtiani, along with her grandchildren. On this occasion, Mrs. Jagtiani, daughter of the revered founder Bhai Pratap, formally inaugurated Bhai Pratap Memorial in *Bhai Pratap Smarak*. The event witnessed enthusiastic participation from the local

community and served as a reaffirmation of the Corporation's dedication to preserving and promoting the city's rich cultural heritage.

The Corporation has incurred an expenditure of Rs. 4,18,805/- towards the renovation of the *Bhai Pratap Samadhi* during the year.

II. **Gandhi Samadhi – Preservation of Monument and ensuring environment sustainability at Adipur.**

The shareholders will be pleased to note that the **Gandhi Samadhi** at Adipur, which is managed by your Corporation, has been recognized by Gujarat Tourism and included in the Gandhi Circuit. The serene and well-maintained environment of the Samadhi is widely appreciated by people from all walks of life and is frequented daily by individuals of all age groups for walks and reflection.

The Gandhi Samadhi continues to attract a significant number of tourists and visitors on a regular basis. In line with its commitment to preserving cultural heritage and promoting environmental sustainability, your Corporation has successfully completed the renovation of the Gandhi Samadhi during the year under review.

4. **Special Audit by C&AG empanelled Auditor: -**

The special Audit was conducted by the C&AG empanelled auditor as per the directions received from the Dy. Chairman, Deendayal Port Authority for the financial years 2017 -18 to 2023-24. Your statutory auditors have mentioned summary of the key observations of the Special Audit under their Report.

However, your Company has noted the observations/findings and suggestions of Special Audit Report and ensure the need for greater transparency in its operations and is committed to adopting best practices.

5. **Annual Accounts**

Sr No.	Particulars	31.03.2025 (In Rs.)	31.03.2024 (In Rs.)
1	Net Total Income	22,67,07,882.90	13,32,08,732.99
2	Less: Operating and Admin. Exps	8,13,72,740.56	7,02,33,936.26
3	Profit before depreciation and Taxes	14,53,35,142.34	6,29,74,796.73
4	Less: Depreciation	1,04,61,826.00	1,18,86,655.28
5	Add: Extraordinary/Exceptional Items	-	-
6	Profit before Tax (PBT)	13,48,73,316.34	5,10,88,141.45
7	Less: Taxes (including Current and Earlier years tax, deferred tax and fringe benefit tax)	2,36,87,684.19	1,34,64,720.18
8	Profit after Tax (PAT)	11,11,85,632.15	3,76,23,421.27
9	Balance brought forward from previous period	66,19,83,134.46	62,29,13,110.99
10	Less: Adjustment of opening liability in respect of employees benefits in accordance with AS-15	-	0.00
11	Less Dividend paid for previous year (including Dividend distribution tax)	-	0
12	Less Short provision for Income Tax	4,42,566.00	(14,46,602.20)
13	Net profit carried to Balance Sheet	77,27,26,200.61	66,19,83,134.46

6. **Share Capital:**

Authorized Capital:

During the year under review, the Authorized share capital of the Company remained unchanged.

Paid Up Capital:

During the year Company has re-issued one forfeited share. Accordingly., the paidup capital has been increased from 1,54,69,000/- (15,469 Shares of Rs. 1000 each) to Rs.1,54,70,000/- (15,470 Shares of Rs. 1000 each).

7. **Dividend**

The Board do not recommend Dividend for the Financial year 2024-25.

8. **Auditors report :**

The observations made in the Auditor's Report are self-explanatory.

Your Company has noted the qualified opinion issued by the statutory auditors under their Report which arises from the findings and observations of the Special Audit Report.

In accordance with the Section 134 of the Companies Act, 2013 the Board of Directors places on record its explanations and clarifications as under:

Observation of Independent Auditor's Report:

I. Non-compliance of Head Lease Deed conditions:

SRC has allotted 18.41 acres of land for commercial purpose out of a total of 100 acres without obtaining specific prior approval from Deendayal port authority/ Government for allotting the land on leave and license basis or on joint venture basis or on Development agreement basis.

Moreover, there are three instances where plots were allotted without allotment of shares which is violation of clause 5 (ii) on page no. 4 and 5 of the head lease deed.

SRC Response:

SRC had allotted 18.41 acres of land out of 100 Acres of Land retained by the Corporation before the year 2017. A special Audit was conducted in the year 2017 for Financial Year 1948 to 2017 wherein the Auditors had recommended that SRC not to allow use of land on JV or Development Agreement basis **in future** without prior approval of the Government. It is pertinent to note that since 2017, SRC has not allowed use of any piece of land out of the hundred acres under Joint Venture or Development Agreement. Moreover, the proposal has now been forwarded to DPA for its approval of Development Agreement Scheme on behalf of Government of India.

The Board clarifies that appropriate Action is being taken by the Corporation to issue shares and regularize the allotment of plot as per the Policy decision.

Observation of Independent Auditor's Report:

II. Non - compliance of Sub lease deed conditions:

- i) As per clause 1(ii) of the sub lease deed entered into between the SRC and sub leaseholder "the lessee shall build upon the said plot within a period of 2/3/5/7 or 10 years from the date of execution of the sub lease deed. Out of total 15,015 plots, 3116 plots representing 20.63% remain unconstructed despite the expiration of the permitted construction period.

SRC Response:

The Board clarifies that taking into consideration the numerous requests from leaseholders and various factors, the Board of Directors of SRC has recommended to DPA to grant further extension for the period of 3 years to the lessees of unconstructed plots in the interest of the leaseholders of the township.

But the required approval from DPA is still awaited. Further, the matter is being coordinated with the concerned authorities of Deendayal Port Authority (DPA) to frame suitable scheme to resolve the issue.

Observation of Independent Auditor's Report:

III. Non - compliance of Sub lease deed conditions:

- ii) As per the clause 1(xii) of the sub lease deed entered into between the SRC and sub-leaseholder "Lessee shall use the said land and building that may be erected thereon during the said term, only for the purpose for which the same is allotted. In case of any change in the use thereof previous approval in writing of the lessor and Government shall be obtained. In this context, it is noted that several properties/plots are being used for commercial purposes which was originally allotted for residential purposes. However, SRC has not carried out a detailed review of such deviations as well as not taken any action to regularize the same. Hence, we are unable to comment on the quantum of the same.

SRC Response:

The Board clarifies that looking to the representations received from the various Plot holders requesting for change in use of their plots from Residential to Commercial, a proposal was considered by the Board of Directors of the SRC in its meeting held on 08/07/2025 wherein it was decided to forward a proposal to DPA for amending the Master Plan of Adipur – Gandhidham Township by converting Residential Plots along the three roads viz. Tagore Road, Rampath Road and Aerodrome Road into Commercial Plots. Approval from DPA is still awaited. However, the DPA assured that the proposal will be reviewed and processed expeditiously.

Observation of Independent Auditor's Report:**IV. Virgin share transmission:**

Out of total of 15,467 shares of SRC, 189 shares remain "Virgin" means against which plots yet not allotted.

Further to that, extract of special audit report related to non-alignment of share transfer and plot transfer activities are as under:

"We have observed that the share transfer and plot transfer activities at SRC are not aligned with each other. Since original purpose of share allotment was to allot plot to shareholders, plot transfer and share transfer should occur simultaneously. As a result of nonalignment of plots and shares, a situation has arisen where a plot holder may no longer be a shareholder of SRC, and conversely, a shareholder may not necessarily be a plot holder of SRC. We have not found any specific regulation, granting the company the power to conduct isolated transfer of shares and plots.

The issue may lead to certain abnormalities, one of which is that, there is a possibility that individuals or groups with vested interest in the affairs of SRC could corner shares of the Corporation. In fact, we have doubt that such a situation might already be occurring.

Since this practice has been in place for a long time, finding a solution to this issue is challenging and will require thorough deliberation."

SRC Response:

The Board clarifies that the issue of non-alignment of share and plot is decades old and as such continued. Further direction of DPA/ Govt. of India will be followed.

Observation of Independent Auditor's Report:

- V. In case of Allotment of land in DC-2 for cinema purpose, after completion of 5 years i.e. 31.08.2011 the license fees were due for upward revaluation of 20% w.e.f. 01.09.2011. The executive committee of directors vide resolution no.8536 held on 16.05.2011 resolved and approved the recommendations of sub-committee to accept license fees in lump sum amount of Rs. 2,34,12,514/- for residue period of time for 25 years violating letter of allotment of lease and license for a period of 5 year subject to further extensions of 5 years. Further to that, we would like to report that the management has adopted such kind of approaches and methodology for computation of lump sum license fees for other 7 plots

SRC Response:

The Board clarifies that it was felt by the Corporation that acceptance of license fee in lump-sum from the Licensees for the residue period on one hand would enhance revenue resources of the Corporation by way of interest accrued and on the other hand would relieve Corporation to keep watch on recovery of monthly leave and license fees as well as reduce the chances of litigation in case of defaulters. Hence, the Licensees are allowed to use such plots on Leave & License basis after collecting lump-sum license fees, so that interest accrued thereon is an income towards license fee for SRC. The lump-sum license fees collected will not be refunded to the Licensees which is in the best interest and beneficial to the SRC. The SRC has calculated interest @ 7% p.a. and normal contractual rate of interest is 6% as per CPC 1908.

Observation of Independent Auditor's Report:

- VI. The company has allotted four plots against Non virgin shares.

SRC Response:

The Board clarifies that appropriate Action is being taken by the Corporation to issue shares and regularize the allotment of plot as per the Policy decision.

VII. Observation of Independent Auditor's Report:
The company has allotted 268 Plots/House for which sub lease deed has not been executed between SRC and allottees.

SRC Response:

The Board clarifies that appropriate decision has been taken by the Board for execution of Sub-Lease Deed which are not yet executed.

VIII. Observation of Independent Auditor's Report:
There are non compliance of various provisions of Companies Act, 2013 including non maintains of statutory registers.

SRC Response:

The Board clarifies that the compliances of various Provisions of the Companies Act, 2013 are being strictly adhered to. The Company has maintained all the Statutory Registers as per the Provisions of the Companies Act, 2013 except register showing details of full particulars, including quantitative details and the situation of property and equipment, as mandated under sub – rule 3(i)(a) of the Companies (Auditor's Report) order, 2020. Further, the matter is being reviewed in consultation with our Company Secretary as required under the Act.

IX. Observation of Independent Auditor's Report:
Non declaration of interest in MBP-1 about transaction with M/s. Trust core, a partnership firm in which relative of Shri Naresh Bulchandani (one of the director), relative of director is one of the Partner which is stipulated under Companies Act, 2013

SRC Response:

The Corporation has got legally confirmed that the engagement of Trust Core Financial Services for investment Advisory Services related to the Companies Debt Fund Investments does not attract the Section 188 of the Companies Act, 2013 as it is a transaction done at an Arm's Length and in ordinary course of business, and thus the requirements for prior approval and disclosure under Section 188 do not apply to this transaction.

Observation of Independent Auditor's Report:**X. Delayed Collection of Overdue Receivables:**

The amount receivable towards lease rent is gradually increasing in comparison to lease rent income during last three years as under:

Sr. no.	Particulars	F.Y. 2022-23	F.Y. 2023-24	F.Y. 2024-25
1.	Lease income	2,50,94,262	2,45,93,403	2,53,88,998
	<i>Increase in lease rent as compared to previous year</i>	<i>-10,81,349 (-4.13%)</i>	<i>-5,00,859 (-2.00%)</i>	<i>7,95,595 (3.24%)</i>
2.	Debtors:			
2.1	Debtors (without litigation)	71,14,482	63,90,142	80,93,320
	<i>Increase in Debtors (without litigation) as compared to previous year</i>	<i>-17,49,812 (-19.74%)</i>	<i>-7,24,340 (-10.18%)</i>	<i>17,03,178 (26.65%)</i>
2.2	Debtors (with litigation)	4,87,07,657	5,23,01,435	5,53,45,758
	<i>Increase in Debtors (with litigation) as compared to previous year</i>	<i>53,35,784 (12.30%)</i>	<i>35,93,778 (7.38%)</i>	<i>30,44,323 (5.82%)</i>
2 (2.1+ 2.2)	Total debtors	5,58,22,139	5,86,91,577	6,34,39,078
	<i>Increase in total debtors as compared to previous year</i>	<i>35,85,972 (6.86%)</i>	<i>28,69,438 (5.14%)</i>	<i>47,47,501 (8.09%)</i>
3.	Provision for Doubtful debt	1,52,64,261	1,70,34,890	2,76,72,879
	<i>Increase in Provision for Doubtful debt as compared to previous year</i>	<i>15,89,358 (11.62%)</i>	<i>17,70,629 (11.60%)</i>	<i>1,06,37,989 (62.45%)</i>

Considering the above fact, it is noticed that The Company has failed to recover a sum of Rs. 6.34 crores and filed court

cases for recovery of outstanding dues for a sum of Rs.5.53 crores as well as recovery of possession from allottees. Moreover, Interest due on the said outstanding amount for a sum of Rs. 3.55 crores (including suit filed cases for Rs.3.45 crores) is also recoverable which has not been considered in books of accounts “as income”. It is conveyed that the said interest will be considered as income when it will be received. It clearly indicates that there is lack of efforts in collection, reconciliation, taking effective actions and follow-up of recovery of the dues from Allottees of the respective plots.

SRC Response:

The Board clarifies that as the Civil Suits/Arbitration proceedings are pending against the Licensees for recovery of outstanding dues, the said outstanding dues receivable has been shown as “Trade Receivables” in the books of Accounts. Recently there have been four instances where the possession of premises has been successfully reclaimed from the Licensee after the receipt of Court Orders. Even if there are disputes or pending legal proceedings, we believe that the Corporation will recover the outstanding dues as well as peaceful and vacant possession from the defaulters. Further, we are in the process of hiring the services of a professional for giving his learned opinion on the above mentioned subject keeping in mind Legal Aspects, Accounting Standards, Income Tax Act, GST Act and any other prevailing Act.

Observation of Independent Auditor’s Report:

- XI.** Moreover, the company has failed to recover amount towards development charges from the allottees of the plots along with interest due thereon which is due since long as under:

Particulars	Amount
Debtors (DC A/c)- Housing	5,517
Debtors (House Sale) - Commercial	3,12,771
Debtors (House Sale) - Housing	4,61,272
Plot Allottees A/c (DC)(UNS) - Land	16,34,272
Plot Allottees (Interest Accrued) (UNS) – Land	3,07,799
Total	27,21,631

SRC Response:

The Board clarifies that as per the terms of allotment, the allottees of plots are required to make the payment of

development charges in lump-sum or in four equated instalments with 15% built-in interest thereon. In case of failure to make the timely payment, the allottee is liable to make the payment with penal interest @ 15% p.a. The Sub-lease deed are being executed only after full and final payment of the development charges alongwith interest on account of delayed period received from the concerned allottee.

Observation of Independent Auditor's Report:

- XII.** Moreover, there is no procedure/system to verify/review credit worthiness, paying capacity of lease rent and verification of credentials before allotment of plots on leave and license basis.

SRC Response:

The Board of Directors assures the Member that the corrective and preventive measures will be initiated to address the issue highlighted by the Auditor.

Observation of Independent Auditor's Report:

- XIII.** The cost of the houses for a sum of Rs. 15,16,203 has wrongly been considered into "Opening Stock" in books of account of the company which shall be considered into "Fixed Asset". Moreover, compliance with AS 10 with regards to depreciation has not been ensured resulting into under booking of depreciation of Rs. 14,40,392/-.

SRC Response:

The Board of Directors assures the Member that the corrective and preventive measures will be initiated to address the issue highlighted by the Auditor.

Observation of Independent Auditor's Report:

- XIV.** Government of India has granted lease of 2600 Acres of land by executing Head lease deed on 28th Nov, 1955. However, the value of such land parcel is not included in lease hold land of the company. Further it is noted that a sum of Rs. 4,95,326/- has been considered as "Lease hold Land" in fixed asset for which no documentary evidence is available nor management is able to identify the amount belongs to which lease hold property.

SRC Response:

The Board of Directors have noted the observation raised by the Auditors and efforts are being made to identify the nature of capital expenditure incurred linked to this amount.

Observation of Independent Auditor's Report:

- XV.** The company has incurred expenditure for a sum of Rs.7,48,504/- for development of project(s) like architectural services, structural design, approval fees paid to GDA, Labor Cess and related permission for three plots Bering Com. Building 218, 218-A, comm. Building Plot 11/6 (Comm) and Old Court Building long back. The said amount is currently reflected in Capital work in progress which should have been ideally written off in profit and loss account because the project is declared as cancelled/will not be executed.

SRC Response:

The matter is under consideration of the Board of Directors and appropriate action as suggested by Auditors will be taken.

Observation of Independent Auditor's Report:

- XVI.** Following amounts have been shown as payable which is carried forward since long and it is conveyed that it will not be payable in future:

Particulars	Amount
Deposit (Guest house) Central	38,900/-
Security deposit refundable	10,02,165/-
Total	Rs. 10,41,065/-

SRC Response:

The matter is under consideration of the Board of Directors and appropriate action as suggested by Auditors will be taken.

Observation of Independent Auditor's Report:

- XVII.** The company has transferred Rs. 3,32,580/- in unclaimed dividend account for the F.Y. 2016-17 to Investor Education and Protection Fund on 09.06.2025 which is due to be paid in F.Y. 2024-25. However, respective shares have not been transferred to Investor Education and Protection Fund.

SRC Response:

The Board has noted the observation of the Audit and further clarifies that the Corporation has initiated the process of transferring the shares to the Investor Education and Protection Fund (IEPF) pursuant to the resolution passed at the Meeting of the Board of Directors held on 10.03.2025. The process is presently underway, as the data compilation is extensive and time-consuming.

Observation of Independent Auditor's Report:

- XVIII.** The Company has recognized revenue amounting to ₹ 25.79 Lacs excluding GST from lease rent from customers during the year ended March 31, 2025. The corresponding amount is outstanding and has been included in Trade Receivables. Based on our audit evidence, there exists significant uncertainty regarding the ultimate collection of this receivable due to the customers severe financial difficulties / lack of intention to pay.

This accounting treatment does not comply with Accounting Standard (AS) 9 which in para 10 provides as under:

“Revenue from sales or service transactions should be recognized when the requirements as to performance set out in paragraphs 11 and 12 are satisfied, provided that at the time of performance it is not unreasonable to expect ultimate collection. If at the time of raising of any claim it is unreasonable to expect ultimate collection, revenue recognition should be postponed.”

Furthermore, Paragraph 11 of AS 9 clarifies that In a transaction involving the sale of goods, performance should be regarded as being achieved when the following conditions have been fulfilled:

- (ii) no significant uncertainty exists regarding the amount of the consideration that will be derived from the sale of the goods.

Given the lack of reasonable certainty of collection, the recognition of revenue from this transaction should have been postponed. By recognizing the revenue, the Company has not complied with AS 9. Consequently, below effects are arose in Books of account for the year ended March 31, 2025:

- **Revenue from Operations, Profit Before Tax, and Trade**

Receivables are overstated by ₹25.79 Lacs, ₹10.57 lacs and ₹15.22 lacs respectively

- **The tax expense is overstated by ₹ 2.66 lacs, and Profit after tax for the year is overstated by ₹10.57 Lacs.**

This also results in an overstatement of Retained Earnings as at March 31, 2025.

SRC Response:

The Board clarifies that the Corporation is reviewing its policies to ensure proper disclosure and in the process of hiring the services of a professional for giving his learned opinion on the above mentioned subject keeping in mind Legal Aspects, Accounting Standards, Income Tax Act, GST Act and any other prevailing Act.

Observation of Emphasis of Matter Paragraph of Audit Report:

- XIX.** We have been informed that there is an ongoing dispute among the partners of "**Spark Hospitality & Events**". There is an overdue amount on account of force majeure claimed by the "Spark Hospitality & Events" with respect to breakdown of Covid-19 and also due to the said dispute. The management of the company has already obtained legal advice for the same from Sr. Advocate, High Court, Ahmedabad and the matter is under arbitration proceedings as per the terms of the agreement.

Under these circumstances, nothing can be commented till the final outcome. Also, the company has received Rs.30,00,000/- on 06.04.2022 in connection with the said matter which has been classified under the head "Other Current Liability" in the financial statements of the company.

SRC Response:

The management of the company has already obtained legal advice for the same from Sr. Advocate – High Court, Ahmedabad and the matter is under Arbitration Proceedings as per the terms of the Agreement. Under these circumstances nothing can be commented till the final outcome.

Observation of Emphasis of Matter Paragraph of Audit Report:

- XX.** Amount of Rs. 11,90,263/- pertains to unpaid PF Dues of Gandhidham Service trust, recovered/debited from SBI Account of SRC Ltd on order of PF Trust to SBI.

Whereas office letter GJ/26213/ENF-V/1203 dated 12.12.1996 while providing separate PF Code GJ26213 to Gandhidham service Trust, it was clearly stated by PF department that both units are not separate and independent units. SRC has filed case against Regional PF commissioner-II in Hon'ble High court against the order passed by PF department and the said matter is sub-judice with Hon'ble Gujarat High court.

SRC Response:

The Board clarifies that the observation of the Auditor has been noted and legal opinion is being obtained from the Sr. Advocate of Gujarat High Court.

Observation of Report on other Legal & Regulatory requirements:

- XXI.** The company has transferred Rs. 3,32,580/- in unclaimed dividend account for the F.Y. 2016-17 to Investor Education and Protection Fund on 09.06.2025 which is due to be paid in F.Y. 2024-25. However, respective shares have not been transferred to Investor Education and Protection Fund.

SRC Response:

The Board has noted the observation of the Audit and further clarifies that the Corporation has initiated the process of transferring the shares to the Investor Education and Protection Fund (IEPF) pursuant to the resolution passed at the Meeting of the Board of Directors held on 10.03.2025. The process is presently underway, as the data compilation is extensive and time-consuming.

Observation of Report on other Legal & Regulatory requirements:

- XXII.** The company has charged Rs. 100 towards issue of each Duplicate share certificate. As per rule 6(2)(a) read with section 46 of the Companies act, 2013 company cannot charge more than Rs. 50 for issuing each Duplicate share

certificate. Hence, the company has over charged Rs.1700 from share holders.

SRC Response:

The Board of Directors assures the Member that the corrective and preventive measures will be initiated to address the issue highlighted by the Auditor.

Observation of Audit Report under the head Management Representation:

XXIII. Based on our examination which included test checks, the company has used an accounting software ("Tally Prime Edit Log") for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the said facility was active only from 14-02-2025. Further it is noted that no audit trail is enabled at database level, hence any changes made directly to the data base cannot be tracked. The company is having 4 different users to record tally transactions however there is no maker checker control enabled, hence a single person can modify entire leg of transaction and can go unnoticed.

As the audit trail was enabled only from 14-02-2025, it can be ascertained that the feature was not operated effectively throughout the year. Further due to lack of database logs, we are unable to comment if the edit logs have been tampered with or not.

Based on information provided to us, the company has retained its edit log since inception i.e., from 14-02-2025.

SRC Response:

The Board clarifies that the observation of the Auditor is noted and appropriate action has been initiated as suggested and in accordance with the mandatory requirements.

The Board of Directors assures the Members that your Company is committed to strengthen its Internal Controls, Compliance Systems and Governance Framework.

9. **Internal Financial Controls:**

Your Company has noted the observations/findings of the Statutory Audit/Special Audit Report and assures that necessary steps will be taken to strengthen the Internal Financial Control as suggested under Special Audit Report.

Accordingly, M/s Mukund and Rohit have been appointed as professionals to formulate a robust *Internal Control Policy* to strengthen governance, ensure compliance, and enhance the efficiency of internal processes. The formulation of the Internal Control Policy is currently under progress, with a focus on establishing systematic checks and balances, streamlining documentation, and ensuring timely monitoring of transactions in accordance with best industry practices.

10. **Annual Return as per Section 92 (3) of Companies Act, 2013:**

The Company will place Annual Return filed with Registrar of Companies for the Financial Year 2024-2025 on its website <http://www.sindhu-src.org/annualreport.html> in due course of time.

11. **Staff relations**

There have been cordial relations between the management of the Corporation and the staff throughout the year under report.

12. **Committee Meetings held during the year:**

During the financial year 2024-2025 **FOUR** Executive Committee Meetings were held.

Sr. No	Date on which Executive Committee Meetings were held	Total Strength of the Board	No of Directors Present
1.	28.05.2024	8	4
2.	26.06.2024	8	5
3.	30.10.2024	8	7
4.	07.02.2025	6	5

Attendance of Directors at Board meetings: (Note √ means director has attended meeting and x means director has not attended meeting)

Name of Directors	28.05.2024	26.06.2024	30.10.2024	07.02.2025
Smt. Aruna S. Jagtiani - Chairperson	X	X	√	X
Shri R. P. Patel	X	√	√	N.A
Shri Suresh R. Nihalani	√	√	√	N.A
Shri Prem S. Lalwani	X	√	√	√
Shri H. P. Kalyani	√	√	√	√
Shri Naresh H. Bulchandani	√	X	√	√
Mrs. Pritidevi, Kutch	X	X	X	N.A
Shri Nilesh M. Pandya	√	√	√	√
Shri Shewak N. Lakhwani	N.A	N.A	N.A	√

During the financial year 2024-2025 **ONE** Stakeholder Relationship Committee Meeting was held.

Sr. No	Date on which Stakeholder Committee Meeting were held	Total Strength of the Board	No of Directors Present
1.	27.03.2025	3	2

Attendance of Directors at Board meetings: (Note √ means director has attended meeting and x means director has not attended meeting)

Name of Directors	27.03.2025
Shri Prem S. Lalwani	√
Shri H. P. Kalyani	X
Shri Naresh H. Bulchandani	√

13. **Board Meetings held during the Year and attendance of Directors:**

Board Meetings held during the Year:

Sr. No	Date on which board Meetings were held	Total Strength of the Board	No of Directors Present
1.	23.04.2024	10	6
2.	22.07.2024	9	5
3.	22.08.2024	9	6
4.	27.11.2024	7	6
5.	15.01.2025	7	6
6.	20.02.2025	5	5
7.	10.03.2025	5	4

Attendance of Directors at Board meetings: (Note √ means director has attended meeting and x means director has not attended meeting)

Name of Directors	23.04.2024	22.07.2024	22.08.2024	27.11.2024	15.01.2025	20.02.2025	10.03.2025
Smt. Aruna S. Jagtiani - Chairperson	x	x	x	√	√	N.A	N.A
Shri R. P. Patel	√	x	√	N.A	N.A	N.A	N.A
Shri Suresh R. Nihalani	√	√	√	√	N.A	N.A	N.A
Shri Prem S. Lalwani	√	√	√	√	√	√	√
Shri H. P. Kalyani	√	√	√	√	√	√	x
Shri Naresh H. Bulchandani	√	√	√	√	√	√	√
Mrs. Pritidevi, Kutch	x	x	x	N.A	N.A	N.A	N.A
Shri Nilesh M. Pandya	√	√	√	√	√	√	√
Shri Shewak N. Lakhwani	N.A	N.A	N.A	N.A	√	√	√
Shri Ramesh Kumar - Under Secretary Ministry of Ports, Shipping & Waterways (PD)	x	N.A	N.A	N.A	N.A	N.A	N.A

Shri Nandeesh Shukla (IRTS) - Dy. Chairman, DPA	x	x	x	x	x	N.A	N.A
Dy. Secretary Revenue Department - Government of Gujarat, Gandhinagar	N.A	N.A	N.A	N.A	N.A	N.A	N.A

14. **Statement on declaration given by Independent Directors under sub-section (6) of section 149:**

This clause is not applicable to the company as the company is not covered under Section 149.

15. **Matters as prescribed under Sub-sections (1) and (3) of section 178 of the Companies Act, 2013:**

This clause is not applicable to the company.

16. **Particulars contracts or arrangements with related parties referred to in sub-section (1) of section 188:**

Your Corporation has not entered into any Contract or Arrangement with related parties referred to in sub-section (1) of Section 188, so this clause is not applicable.

17. **Retirement of Directors:**

In accordance with the provisions of the Act and the Articles of Association of the Company, two Directors are retiring by rotation and being eligible, have offered themselves for re-election. The names of these retiring Directors are given below:-

1. Shri Naresh H. Bulchandani
2. Shri Nilesh M. Pandya

18. **Directors' Responsibility Statement**

Pursuant to Section 134(5) of the Act, the Board of Directors, to the best of its knowledge and ability, confirm that:

- a) In the preparation of the annual financial statements for the year ended 31st March, 2025, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b) Have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the company for that period;
- c) Have taken proper and sufficient care 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;
- d) Have prepared the annual accounts on a going concern basis;
- e) Your Company has noted the observations/findings of the Statutory Audit/Special Audit and is in process of formulating a robust *Internal Control Policy* to strengthen governance, ensure compliance, and enhance the efficiency of internal processes and assures that necessary steps will be taken to strengthen the Internal Financial Control.
- f) Have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively;

19. **Appointment of Auditors**

pursuant to the provisions of Sections 139 and 142 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s), amendment(s) or re-enactment(s) thereof, for the time being in force), M/s. Ashok Chhajer & Associates, Chartered Accountants, Ahmedabad (Firm Registration No.

100641W), be and are hereby re-appointed as the Statutory Auditors of the Company for a further term of five (5) consecutive years, commencing from the conclusion of this Annual General Meeting and ending at the conclusion of the 82nd Annual General Meeting of the Company to be held for the financial year 2029-30, subject to the approval of the shareholders during the Annual General Meeting to be held on 29th September, 2025. The Statutory Auditors be paid a professional Fees of ₹1,49,000/- (Rupees One Lakh Forty-Nine Thousand only) plus applicable taxes per annum for the FY 2025-26. Further revision in the Professional Fess may be mutually decided on a yearly basis between the Board of Directors and the Auditors, from time to time, in connection with Statutory Audit.

20. **Particulars of Employees**

None of the employees were appointed during the year or part thereof which were in the receipt of the Salary in respect of which the disclosures to be provided as required under Section 197 of the Companies Act, 2013 read with Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

21. **Conservation of Energy, Technology absorption and Foreign Exchange and Outgo:**

Please refer Point two (2) of the Directors' Report for information pursuant to under Section 134 (3)(m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014, relating to Conservation of Energy, Technology Absorption.

There were no Foreign Exchange Earning and outgo during the year.

22. **Details of directors or KMP who were appointed or have resigned during the year:**

Sr. no.	Name of the KMP or Director	Designation	Date of appointment/ Confirmation	Date of Resignation/ Cessation
1.	Shri. Suresh R. Nihalani	Director	22.08.1992	30.12.2024 (Not Re-appointed in AGM)
2.	Shri Shewak N. Lakhwani	Director	30.12.2024 (Appointed in AGM)	-
3.	Shri Rameshwar Kumar	Government Director	28.01.2020	08.05.2024
4.	Shri Nandeesh Shukla	Government Director	21.02.2020	20.02.2025
5.	Shri Ravindrabhai P. Patel	Director	28.08.1979	06.11.2024
6.	Smt. Pritidevi Kutch	Director	25.08.2021	13.11.2024
7.	Smt. Aruna S. Jagtiani	Director	15.10.1978	10.02.2025

23. **Names of the companies which have become or ceased to be its subsidiary, joint ventures or associate companies:**

Sr. no.	Name of the entity	Whether subsidiary, Joint ventures or associate companies	Date on which become	Date on which ceased
Nil	Nil	Nil	Nil	Nil

24. **Risk management:**

The Corporation has a risk management framework in place. Based on the observations of the Special Audit Report, the identified risks

are being reviewed in Executive Committee and Local Committee meetings. The Corporation is taking necessary precautions and adopting appropriate measures to mitigate risks.

25. **Disclosure Under The Sexual Harassment Of Women At Workplace (Prevention, Prohibition And Redressal) Act, 2013:**

Your Directors also state that during the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

Sr. No	Particulars	Remarks
1.	Number of Sexual Harassment Complaints received	NIL
2.	Number of Sexual Harassment Complaints disposed off	NIL
3.	Number of Sexual Harassment Complaints pending beyond 90 days	NIL

26. **Statement that Company has complied with Maternity Benefit Act.**

Your directors also state that during the year under review, there were no cases which fall under Maternity Benefit Act.

27. **Number of employees as on the closure of financial year:**

Sr. No	Particulars	Regular	Consolidated	Contractual	Temporary
1.	Female	7	1	0	2
2.	Male	21	16	1	0
3.	Transgender	-	-	-	-
	Total	28	17	1	2

28. **Public Deposit:**

During the year under report, your Company has not accepted any public deposits pursuant to Section 73 of the Companies Act, 2013. Hence further details are not given.

29. **Regulatory Orders:**

During the year under review, there were no significant and/ or material orders passed by any Regulator/ Court/ Tribunal which could impact the going concern status of the Company and its operations in future.

30. **Remuneration Ratio of The Directors/ Key Managerial Personnel/Employees:**

None of the employees of the company is drawing remuneration requiring disclosure of information under section 134 of the Companies Act, 2013 read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rule, 2014.

31. **Particulars of loans, guarantees or investments under section 186:**

The details of investments under section 186 are as per Notes given in Financial Statement.

32. **Material Changes And Commitment If Any Affecting The Financial Position Of The Company Occurred Between The End Of The Financial Year To Which This Financial Statements Relate And The Date Of The Report:**

There is no material changes and commitments, that would affect financial position of the company from the end of the financial year of the company to which the financial statements relate and the date of the directors report.

33. **Reserves:**

The company does not propose to transfer any amount to any specified reserves.

34. **The change in nature of business:**

There is no any material change in the business of the company during the year under review.

35. **Details in respect of frauds reported by auditors :**

During the year no Frauds are reported by the auditor under sub section 12 of section 143, other than those which are reportable to the Central Government.

36. **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 required by the Company and so such accounts and records are not made.

37. **Secretarial Standards:**

During the year under review, the company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI).

38. **A statement indicating the manner in which formal annual evaluation has been made by the Board of its own performance and that of its committees and individual directors:**

This clause is not applicable.

39. **The details of application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year alongwith their status as at the end of the financial year.**

This clause is not applicable.

40. **The details of the difference between the amount of the valuation done at the time of one-time settlement and the valuation done while taking a loan from the Banks or Financial Institutions along with the reasons thereof.**

This clause is not applicable.

The Board places on record its sincere appreciation for the steadfast support and cooperation received during the year from the Shareholders, Auditors, Suppliers and Vendors, Banking Partners, and various Government and Regulatory Authorities. The Board also acknowledges the dedication, commitment, and valuable contributions of all the Employees and Workers of the Company, whose efforts have been instrumental in the Company's performance. Further, the Board expresses its gratitude to the esteemed colleagues on the Board for their guidance, active participation, and constructive contributions in steering the affairs of the Corporation.

For Sindhu Resettlement Corporation Limited.

Sd/-
Prem S. Lalwani
Director
Din: 03152002

Sd/-
Harish P. Kalyani
Director
Din: 02836806

Sd/-
Shewak N. Lakhwani
Director
DIN: 06393857

Place: Adipur (Kutch).
Date: 26.08.2025

INDEPENDENT AUDITOR'S REPORT

To,
The Member of:
The Sindhu Resettlement Corporation Limited

Report on the Standalone Audit of Financial Statements

Qualified Opinion

We have audited the financial statements of THE SINDHU RESETTLEMENT CORPORATION LIMITED (“the company”) which comprise the Balance Sheet as at 31st March 2025, Statement of Profit and Loss, statement of changes in equity and Statement of Cash Flows for the year ended on 31st March 2025 and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of matters as described in the Basis of Qualified Opinion section of our report along with other reports, the said financial statements read together with significant accounting policies and notes on accounts is in conformity with accounting principles generally accepted in India give true and fair view of the state of affairs of the Company as at March 31st ,2025 and profit/loss, Changes in equity and its cash flow for the year ended on that date.

Basis for Qualified Opinion:

We conducted our audit of the Standalone Financial Statements in accordance with the Standards on Auditing (hereinafter referred to as “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 (hereinafter referred to as “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 made there under and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI’s Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

1. Special Audit by C&AG empaneled auditors and its objections:

During the year, A special Audit was conducted by the Comptroller and Auditor general (C&AG) empaneled auditor for the financial years 2017-18 to 2023-24. The Special audit report included various allegations of oppression, mismanagement, various other irregularities regarding company operations which also include following:

1.1 Non-compliance of Head Lease Deed conditions:

SRC has allotted 18.41 acres of land for commercial purpose out of a total of 100 acres without obtaining specific prior approval from Deendayal port authority/Government for allotting the land on leave and license basis or on joint venture basis or on Development agreement basis.

Moreover, there are three instances where plots were allotted without allotment of shares which is violation of clause 5 (ii) on page no. 4 and 5 of the head lease deed.

1.2 Noncompliance of Sub lease deed conditions:

- i) As per clause 1(ii) of the sub lease deed entered into between the SRC and sub leaseholder “the lessee shall build upon the said plot within a period of 2/3/5/7 or 10 years from the date of execution of the sub lease deed. Out of total 15,015 plots, 3116 plots representing 20.63% remain unconstructed despite the expiration of the permitted construction period.
- ii) As per the clause 1(xii) of the sub lease deed entered into between the SRC and sub leaseholder “Lessee shall use the said land and building that may be erected thereon during the said term, only for the purpose for which the same is allotted. In case of any change in the use thereof previous approval in writing of the lessor and Government shall be obtained. In this context, it is noted that several properties/plots are being used for commercial purposes which was originally allotted for residential purposes. However, SRC has not carried out a detailed review of such deviations as well as not taken any action to regularize the same. Hence, we are unable to comment on the quantum of the same.

1.3 Virgin share transmission:

Out of total of 15,467 shares of SRC, 189 shares remain “Virgin” means against which plots yet not allotted.

Further to that, extract of special audit report related to non-alignment of share transfer and plot transfer activities are as under:

“We have observed that the share transfer and plot transfer activities at SRC are not aligned with each other. Since original purpose of share allotment was to allot plot to shareholders, plot transfer and share transfer should occur simultaneously. As a result of nonalignment of plots and shares, a situation has arisen where a plot holder may no longer be a shareholder of SRC, and conversely, a shareholder may not necessarily be a plot holder of SRC. We have not found any specific regulation, granting the company the power to conduct isolated transfer of shares and plots.

The issue may lead to certain abnormalities, one of which is that, there is a possibility that individuals or groups with vested interest in the affairs of SRC could corner shares of the

Corporation. In fact, we have doubt that such a situation might already be occurring.

Since this practice has been in place for a long time, finding a solution to this issue is challenging and will require thorough deliberation.”

1.4 In case of Allotment of land in DC-2 for cinema purpose, after completion of 5 years i.e. 31.08.2011 the license fees were due for upward revaluation of 20% w.e.f. 01.09.2011. The executive committee of directors vide resolution no.8536 held on 16.05.2011 resolved and approved the recommendations of sub-committee to accept license fees in lump sum amount of Rs. 2,34,12,514/- for residue period of time for 25 years violating letter of allotment of lease and license for a period of 5 year subject to further extensions of 5 years.

Further to that, we would like to report that the management has adopted such kind of approaches and methodology for computation of lump sum license fees for other 7 plots

1.5 The company has allotted four plots against Non virgin shares.

1.6 The company has allotted 268 Plots/House for which sub lease deed has not been executed between SRC and allottees.

1.7 There are noncompliance of various provisions of Companies Act, 2013 including non maintains of statutory registers.

1.8 Non declaration of interest in MBP-1 about transaction with M/s. Trust core, a partnership firm in which relative of Shri Naresh Bulchandani (one of the director), relative of director is one of the Partner which is stipulated under Companies Act, 2013

2. Delayed Collection of Overdue Receivables

The amount receivable towards lease rent is gradually increasing in comparison to lease rent income during last three years as under:

Sr. no.	Particulars	F.Y. 2022-23	F.Y. 2023-24	F.Y. 2024-25
1.	Lease income	2,50,94,262	2,45,93,403	2,53,88,998
	<i>Increase in lease rent as compared to previous year</i>	<i>-10,81,349 (-4.13%)</i>	<i>-5,00,859 (-2.00%)</i>	<i>7,95,595 (3.24%)</i>
2.	Debtors:			
2.1	Debtors (without litigation)	71,14,482	63,90,142	80,93,320
	<i>Increase in Debtors (without litigation) as compared to previous year</i>	<i>-17,49,812 (-19.74%)</i>	<i>-7,24,340 (-10.18%)</i>	<i>17,03,178 (26.65%)</i>
2.2	Debtors (with litigation)	4,87,07,657	5,23,01,435	5,53,45,758
	<i>Increase in Debtors (with litigation) as compared to previous year</i>	<i>53,35,784 (12.30%)</i>	<i>35,93,778 (7.38%)</i>	<i>30,44,323 (5.82%)</i>
2 (2.1+2.2)	Total debtors	5,58,22,139	5,86,91,577	6,34,39,078
	<i>Increase in total debtors as compared to previous year</i>	<i>35,85,972 (6.86%)</i>	<i>28,69,438 (5.14%)</i>	<i>47,47,501 (8.09%)</i>
3.	Provision for Doubtful debt	1,52,64,261	1,70,34,890	2,76,72,879
	<i>Increase in Provision for Doubtful debt as compared to previous year</i>	<i>15,89,358 (11.62%)</i>	<i>17,70,629 (11.60%)</i>	<i>1,06,37,989 (62.45%)</i>

Considering the above fact, it is noticed that The Company has failed to recover a sum of Rs. 6.34 crores and filed court cases for recovery of outstanding dues for a sum of Rs.5.53 crores as well as recovery of possession from allottees. Moreover, Interest due on the said outstanding amount for a sum of Rs. 3.55 crores (including suit filed cases for Rs.3.45 crores) is also recoverable which has not been considered in books of accounts “as income”. It is conveyed that the said interest will be considered as income when it will be received. It clearly indicates that there is lack of efforts in collection, reconciliation, taking effective actions and follow-up of recovery of the dues from Allottees of the respective plots.

Moreover, the company has failed to recover amount towards development charges from the allottees of the plots along with interest due thereon which is due since long as under:

Particulars	Amount
Debtors (DC A/c)- Housing	5,517
Debtors (House Sale) - Commercial	3,12,771
Debtors (House Sale) - Housing	4,61,272
Plot Allottees A/c (DC)(UNS) - Land	16,34,272
Plot Allottees (Interest Accrued) (UNS) – Land	3,07,799
Total	27,21,631

Moreover, there is no procedure/system to verify/review credit worthiness, paying capacity of lease rent and verification of credentials before allotment of plots on leave and license basis.

3. The cost of the houses for a sum of Rs. 15,16,203 has wrongly been considered into “Opening Stock” in books of account of the company which shall be considered into “Fixed Asset”. Moreover, compliance with AS 10 with regards to depreciation has not been ensured resulting into under booking of depreciation of Rs. 14,40,392/-.
4. Government of India has granted lease of 2600 Acers of land by executing Head lease deed on 28th Nov, 1955. However, the value of such land parcel is not included in lease hold land of the company. Further it is noted that a sum of Rs. 4,95,326/- has been considered as “Lease hold Land” in fixed asset for which no documentary evidence is available nor management is able to identify the amount belongs to which lease hold property.
5. The company has incurred expenditure for a sum of Rs.7,48,504/- for development of project(s) like architectural services, structural design, approval fees paid to GDA, Labor Cess and related permission for three plots Bering Com. Building 218, 218-A, comm. Building Plot 11/6 (Comm) and Old Court Building long back. The said amount is currently reflected in Capital work in progress which should have been ideally written off in profit and loss account because the project is declared as cancelled/will not be executed.
6. Following amounts have been shown as payable which is carried forward since long and it is conveyed that it will not be payable in future:

Particulars	Amount
Deposit (Guest house) Central	38,900/-
Security deposit refundable	10,02,165/-
Total	Rs. 10,41,065/-

7. The company has transferred Rs. 3,32,580/- in unclaimed dividend account for the F.Y. 2016-17 to Investor Education and Protection Fund on 09.06.2025 which is due to be paid in F.Y. 2024-25. However, respective shares have not been transferred to Investor Education and Protection Fund.
8. The Company has recognized revenue amounting to ₹ 25.79 Lacs excluding GST from lease rent from customers during the year ended March 31, 2025. The corresponding amount is outstanding and has been included in Trade Receivables. Based on our audit evidence, there exists significant uncertainty regarding the ultimate collection of this receivable due to the customers severe financial difficulties / lack of intention to pay.

This accounting treatment does not comply with Accounting Standard (AS) 9 which in para 10 provides as under:

“Revenue from sales or service transactions should be recognized when the requirements as to performance set out in paragraphs 11 and 12 are satisfied, provided that at the time of performance it is not unreasonable to expect ultimate collection. If at the time of raising of any claim it is unreasonable to expect ultimate collection, revenue recognition should be postponed.”.

Furthermore, Paragraph 11 of AS 9 clarifies that In a transaction involving the sale of goods, performance should be regarded as being achieved when the following conditions have been fulfilled:

(ii) no significant uncertainty exists regarding the amount of the consideration that will be derived from the sale of the goods.

Given the lack of reasonable certainty of collection, the recognition of revenue from this transaction should have been postponed. By recognizing the revenue, the Company has not complied with AS 9. Consequently, below effects are arose in Books of account for the year ended March 31, 2025:

- **Revenue from Operations, Profit Before Tax, and Trade Receivables are overstated by ₹25.79 Lacs, ₹10.57 lacs and ₹15.22 lacs respectively**
- **The tax expense is overstated by ₹ 2.66 lacs, and Profit after tax for the year is overstated by ₹10.57 Lacs.**

This also results in an overstatement of Retained Earnings as at March 31, 2025.

Emphasis of Matter Paragraph:

As an auditor of the company, we consider it necessary to draw attention of stakeholders to following matter as is of such importance that it is fundamental to stakeholders' understanding of the financial statements:

1. We have been informed that there is an ongoing dispute among the partners of “**Spark Hospitality & Events**”. There is an overdue amount on account of force majeure claimed by the "Spark Hospitality & Events" with respect to breakdown of Covid-19 and also due to the said dispute. The management of the company has already obtained legal advice for the same from Sr. Advocate, High Court, Ahmedabad and the matter is under arbitration proceedings as per the terms of the agreement. Under these circumstances, nothing can be commented till the final outcome. Also, the company has received Rs.30,00,000/- on 06.04.2022 in connection with the said matter which has been classified under the head "Other Current Liability" in the financial

statements of the company.

2. Amount of Rs. 11,90,263/- pertains to unpaid PF Dues of Gandhidham Service trust, recovered/debited from SBI Account of SRC Ltd on order of PF Trust to SBI.

Whereas office letter GJ/26213/ENF-V/1203 dated 12.12.1996 while providing separate PF Code GJ26213 to Gandhidham service Trust, it was clearly stated by PF department that both units are not separate and independent units. SRC has filed case against Regional PF commissioner- II in Hon'ble High court against the order passed by PF department and the said matter is sub-judice with Hon'ble Gujarat High court.

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 Companies Act, 2013 ("The Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the company in accordance with the 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 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 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 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 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.

We conducted our audit in accordance with the standards on auditing specified under section .143(10) of the act. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the company's

preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of financial statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Report on other Legal & 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 Companies Act, 2013, we give in the "**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 Companies 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 purpose of our audit;
- b) In our opinion proper books of account as required by law have been kept by the company so far as appears from our examination of those books.
- c) The Balance Sheet and Statement of Profit and Loss dealt with by this report are in agreement with the books of account.
- d) Except for the effect of the matter described in the Basis for Qualified Opinion paragraph above, in our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) The matter described in the Basis for Qualified Opinion paragraph above, in our opinion, may have an adverse effect on the functioning of the company.
- f) With respect to the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**"; Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
- g) With respect to the other matters to be included in the auditor's report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us are as below:
 - I. The company has reviewed all its pending litigations and proceedings and has disclosed the same as contingent liabilities in the financial statements or has made provision for the same wherever it is required.
 - II. The Company has made provision for material foreseeable loss (if any) for long term contracts as required by the applicable law or accounting standard. The company does not have any derivative contracts on balance sheet date.

- III. The company has transferred Rs. 3,32,580/- in unclaimed dividend account for the F.Y. 2016-17 to Investor Education and Protection Fund on 09.06.2025 which is due to be paid in F.Y. 2024-25. However, respective shares have not been transferred to Investor Education and Protection Fund.
- IV. The company has charged Rs. 100 towards issue of each Duplicate share certificate. As per rule 6(2)(a) read with section 46 of the Companies act, 2013 company cannot charge more than Rs. 50 for issuing each Duplicate share certificate. Hence, the company has over charged Rs.1700 from shareholders.

Management Representation:-

The Company acknowledges the unique circumstances surrounding its shareholding, where shares are linked to specific plots of land. In light of Section 125(6) of the Companies Act, 2013, which mandates the transfer of shares with unclaimed dividends for seven consecutive years to the Investor Education and Protection Fund (IEPF), the Company is actively working to identify such shares and initiate the transfer process.

- V. (i) The management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, 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, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (ii) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, 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; and
 - (iii) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.
- VI. The Company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.
 - VII. With respect to the matter to be included in the auditor's report under Section 197(16) of the act, in our opinion and on the basis of information and explanation given to us, we report that Company has not paid remuneration to directors during the F.Y. 2024-25.
 - VIII. The reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is applicable from 1 April 2023.

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 as under:

Based on our examination which included test checks, the company has used an accounting software ("Tally Prime Edit Log") for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the said facility was active only from 14-02-2025. Further it is noted that no audit trail is enabled at database level, hence any changes made directly to the data base cannot be tracked. The company is having 4 different users to record tally transactions however there is no maker checker control enabled, hence a single person can modify entire leg of transaction and can go unnoticed.

As the audit trail was enabled only from 14-02-2025, it can be ascertained that the feature was not operated effectively throughout the year. Further due to lack of database logs, we are unable to comment if the edit logs have been tampered with or not.

Based on information provided to us, the company has retained its edit log since inception i.e., from 14-02-2025.

For,
Ashok Chhajed and Associates
Chartered Accountants

CA Deepa Bahroo
(Partner)
Membership Number: 122390
FRN: 100641W

Date: 26/08/2025
Place: Gandhidham
UDIN: **25122390BMHTTJ2862**

Annexure A to the Independent Auditor's Report:

Referred to in paragraph 1 under the heading 'Report On Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended 31st March 2025 we report that :

- i) (a)**
 - The company has not maintained proper records showing full particulars, including quantitative details and situation of fixed assets. The company does not maintain physical fixed asset register. These factors increase the risk of assets loss, misappropriation and inaccurate financial reporting.
 - According to the information and explanations given to us and on the basis of our examination of the records of the company, the company is not holding any intangible asset. Accordingly, reporting under clause 3(i)(a)(B) of the order is not applicable to the Company.
- (b)** According to the information and explanations given to us, management of the company has not conducted, so far physical verification of fixed assets.
- (c)** According to the information and explanations given to us and on the basis of our examination of the records of the company, title deeds of immovable properties are held in the name of company by way of lease deed duly executed by the company with the Government of India for a perpetual lease term of 99 Years which will expire on 27th November 2054.
- (d)** According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not revalued any of its property, plant and equipment during the year.
- (e)** According to information and explanations given to us and on the basis of our examination of the records of the company, there are no proceedings initiated or pending against the company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made there under.
- ii) (a)** According to the information and explanation given to us and on the basis of our examination of the records of the Company, no physical verification of inventory has been carried out by the management at reasonable intervals. Also, Inventory as per books of account for a sum of Rs.11,50,476/- is in scrap condition which is not dealt accordingly in books of account.
- (b)** According to the information and explanation given to us and on the basis of our examination of the records of the Company, the company has not been sanctioned any working capital limits in excess of five crores rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year.
- iii)** According to the information and explanation given to us and on the basis of our examination of the records of the company, the company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnerships or any other parties. Accordingly, reporting under clause 3 (iii) (a) to (f) of the order is not

applicable to the Company.

- iv) According to the information and explanation given to us and on the basis of our examination of the records of the company, the provisions of section 185 in respect of grant of loans is not applicable to the company and the company has complied with provisions of section 186 of the Companies Act, 2013 in respect of making investments and providing guarantees and securities, as applicable.
- v) According to the information and explanation given to us and on the basis of our examination of the records of the company, the Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- vi) On the basis of our examination of the records of the company, the maintenance of cost records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company. Accordingly, reporting under clause 3(vi) of the order is not applicable to the company.

vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company is regular in depositing the undisputed statutory dues, provident fund, employees' state insurance, income-tax, sales-tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities and no undisputed amounts payable in respect of any statutory dues were outstanding at the year end, for a period of more than six months from the date they became payable, except service tax payable on a sum of Rs. 46,88,71,035/- received as – deposit - Land for allotment of plot(s) under Novatio Agreement and development agreements on which company is paying GST liability while issuing invoices on yearly basis.

(b) According to the information and explanations given to us and the records of the Company examined by us, details of statutory dues that have not been deposited on account of dispute is mentioned below:-

Nature of statute	of	Nature of Dues	Period	Amount	Forum Where Dispute is pending
Income Tax Act, 1961		Income Tax	A.Y.2008 -09	73,58,141	Assessing Officer
Income Tax Act, 1961		Income Tax	A.Y. 2014-15	1,64,25,760	Income Tax Appellate Tribunal
Income Tax Act, 1961		Income Tax	A.Y. 2017-18	11,01,970	Assessing Officer
Income Tax Act, 1961		Income Tax	A.Y. 2019-20	12,12,080	Assessing Officer
Income Tax Act, 1961		Income Tax	A.Y. 2020-21	8,07,420	Income Tax Appellate Tribunal
Income Tax Act, 1961		Income Tax	A.Y. 2021-22	11,08,040	Assessing Officer
Income Tax Act, 1961		Income Tax	A.Y.2022 -23	20,48,900	Commissioner of Appellate Tribunal
Income Tax Act, 1961		Income Tax	A.Y.2024 -25	5,29,720	Assessing Officer

viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, reporting under this clause is not applicable to the Company as there were no transactions that have not been recorded in the books of accounts and have been surrendered or disclosed as income during the year under income tax assessments.

ix) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not accepted any loans or borrowings from banks, financial institutions and government. Accordingly reporting under clause 3(ix)(a) to (f) of the order is not applicable to the company.

x) According to the information and explanations given to us and on the basis of our examination of the records of the company, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments). Accordingly reporting under clause 3(ix)(a) & (b) of the order is not applicable to the company.

xi) (a) During the course of our examination of the books and records of the company and according to the information and explanations given to us, no material 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 the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of our audit procedures.

xii) According to the information and explanations given to us and in our opinion, the company is not a Nidhi Company. Accordingly reporting under clause 3(xii) of the order is not applicable to the company.

xiii) According to the information and explanations given to us and in our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the financial statements as required by the applicable accounting standards.

xiv) On the basis of our examination of the records of the company, Internal audit has been conducted during the year which we have considered while framing our report.

xv) According to the information and explanations given to us and in our opinion, the Company has not entered into any non-cash transactions with directors or persons connected with him hence, provisions of section 192 of the act are not applicable to the company. Accordingly reporting under clause 3(xv) of the order is not applicable to the company.

xvi) (a)&(b) According to the information and explanations given to us and in our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Accordingly reporting under clause 3(xvi)(a) & (b) of the order is not applicable to the company.

(c)& (d) According to the information and explanations given to us and in our opinion, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the

Reserve Bank of India. Accordingly, reporting under clause 3(xvi)(c) &(d) of the order is not applicable to the company.

xvii) Based upon the audit procedures performed and the information and explanations given to us the company has not incurred cash losses in the current and in the immediately preceding financial year.

xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the order is not applicable to the company.

xix) 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 Corporation 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.

xx) On the basis of our examination of the records of the Company and in our opinion, provision of section 135 of the Companies Act 2013 is not applicable to the Company. Accordingly reporting under clause 3(xx)(a) & (b) of the order is not applicable to the company.

xxi) On the basis of our examination of the records of the Company and in our opinion. there is no holding, subsidiary or associate Company of Sindhu Resettlement Corporation Limited so reporting under clause 3(xxi) of the order is not applicable.

For,
Ashok Chhajed and Associates
Chartered Accountants

CA Deepa Bahroo
(Partner)
Membership Number: 122390
FRN: 100641W

Date: 26/08/2025
Place: Gandhidham
UDIN: **25122390BMHTTJ2862**

"Annexure B" To the Independent Auditor's Report of Even Date On The Standalone Financial Statements of:

The Sindhu Resettlement Corporation Limited

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 over financial reporting of THE SINDHU RESETTLEMENT LIMITED as on 31st March 2025, 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 respective Board of Directors of the Company 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 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 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 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") and the Standards on Auditing, issued by Institute of Chartered Accountants of India and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to a n 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 judgment 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 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 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, Internal financial controls system was inadequate in ensuring compliance with prescribed procedures and policies over financial reporting during F.Y.2024-25 in context to observations made by internal auditors as well as Special auditors.

Basis for Opinion

While reviewing internal control systems, we noted key deficiencies as well as non compliance of observations made by Special Auditors and Internal Auditors as under:

1. Lack of Internal control system for following aspects:

- Land related matters including allotment of plots on leave and license basis
- Procurement of Goods and services with regards to high value contracts.
- Compliance with the companies Act,2013 including filing of PAS-6 and issue of shares.
- Management of human resources
- Asset management
- Investment of Fund
- Litigation and recovery of outstanding

Detailed observations of some of the issues are submitted herewith as under:

1.1 Untracked Legal Disputes:

The company is involved in several legal disputes as both plaintiff and defendant without the centralized tracking system which provides the risk of reputational harm and operation interruptions from unresolved cases.

1.2 Non- Digitalization of Land record

It was noticed that company is maintaining all records related to land in physical register. Land records exist solely as physical files, with no digital backup for these crucial documents. The continued reliance on manual record-keeping poses several risks including data loss, delayed retrieval of information, lack of transparency, and inefficiency in administrative operations.

1.3 Land Encroachment:

About 200 Acers of land out of 2500 Acers under head lease allotted to SRC ltd has been illegally encroached in different ward of Adipur and Gandhidham.

1.4 Inadequate Land Application Tracking:

The Land Department does not maintain a structured system (like Excel or software) to record daily application inflows and rejections. Applications are logged manually by category (e.g., Mortgage, Transfer), making it difficult to reconcile receipts with applications. Additionally, income vouchers are booked solely based on receipts without attaching related invoices or application records, violating standard documentation procedures.

1.5 Attendance register maintained manually for Employees though punching machine installed in the organization:

During the audit of attendance records, data recorded through the biometric punching machine was not being regularly extracted/reconciled with the manually maintained physical attendance register. Also, no established mechanism was in place to periodically verify or validate attendance data or generate exception reports.

1.6 Unrestricted Access of Tally software to the employees of financial department without any activated log of changes:

All SRC employees of accounts department have full access to the Tally accounting software, allowing them to add, modify, or delete entries without restrictions irrespective of their roles and allocated works. This level of unrestricted access poses a serious risk to the integrity of financial data.

2. Various work allotments on Quotation bases instead of issue of tender or without following proper tender procedure:

In many cases reported in special audit report for 2016-17 to F.Y. 2023-24 and Internal Audit report for F.Y. 2024-25, Some Major works like repairs to AO building 2017-18, Sindhu Baug and Gandhi Samadhi Ward 2-A were allotted on quotation instead of issue of tender document and some work like library renovation, Bhai Pratap Samadhi work, Gandhidham Day celebration,—SRC were also allotted without following proper quotation procedures without issuing work orders to the party.

In context to above paras, it is communicated by the management that the company is yet to put in place robust system of internal control framework and the activity for overcoming such gaps has been identified by the management and corrective actions has been initiated.

For,
Ashok Chhajed and Associates
Chartered Accountants

CA Deepa Bahroo
(Partner)
Membership Number: 122390
FRN: 100641W

Date: 26/08/2025
Place: Gandhidham
UDIN: **25122390BMHTTJ2862**

THE SINDHU RESETTLEMENT CORPORATION LIMITED

BALANCE SHEET AS ON

31st March 2025

(₹ In Thousand)

PARTICULARS	Note No.	As At 31st March 2025		As At 31st March 2024	
		₹	₹	₹	₹
I. EQUITY AND LIABILITIES					
1. Shareholders' Funds					
(a) Share Capital	3	15,800.20		15,799.70	
(b) Reserves And Surplus	4	7,97,800.11		6,85,713.32	
(c) Money Received Against Share Warrants		-		-	
			8,13,600.31		7,01,513.02
2. Share Application Money Pending Allotment (To the extent not refundable)					
		-		-	
3. Non-Current Liabilities					
(a) Long-Term Borrowings		-		-	
(b) Deferred Tax Liabilities (Net)	5	8,011.82		8,141.34	
(c) Other Long Term Liabilities	6	3,98,238.32		4,17,289.98	
(d) Long-Term Provisions		-		-	
			4,06,250.13		4,25,431.32
4. Current Liabilities					
(a) Short Term Borrowings		-		-	
(b) Trade Payables Enterprises	7	-		-	
Total Outstanding Dues of Creditors Other Than Micro Enterprises And Small Enterprises		6,515.05		6,430.00	
(c) Other Current Liabilities	8	9,981.22		8,910.85	
(d) Short Term Provisions	9	31,004.42		23,474.04	
			47,500.69		38,814.89
TOTAL			12,67,351.13		11,65,759.24
II ASSETS					
1. Non-Current Assets					
(a) Property, Plant and Equipment and Intangible Assets	10				
(i) Property, Plant and Equipment		1,83,357.10		1,93,432.14	
(ii) Intangible Assets		-		-	
(iii) Capital Work-In-Progress		748.50		748.50	
(iv) Intangible Assets Under Development		-		-	
(b) Non-current investments	11	70,810.95		3,05,072.92	
(c) Deferred Tax Assets (net)		-		-	
(d) Long-Term Loans And Advances	12	52,186.85		45,230.16	
(e) Other Non-Current Assets	13	7,29,212.00		3,44,940.64	
			10,36,315.40		8,89,424.37
2. Current Assets					
(a) Current Investments	14	-		2,041.25	
(b) Inventories	15	2,666.70		2,666.70	
(c) Trade Receivables	16	55,378.04		64,641.50	
(d) Cash And Cash Equivalent	17	87,799.53		2,04,448.33	
(e) Short-Term Loans And Advances	18	1,394.45		744.25	
(f) Other Current Assets	19	83,797.01		1,792.86	
			2,31,035.73		2,76,334.87
TOTAL			12,67,351.13		11,65,759.24
Significant accounting policies and notes to accounts	1-34		0.00		0.00

As per our report of even date

for,

Ashok Chajjed and Associates

CHARTERED ACCOUNTANTS

F.R.N. : 100641W

for and on behalf of the Board

THE SINDHU RESETTLEMENT CORPORATION LIMITED

CA Deepa Bahroo

PARTNER

M.R.N : 122390

DATE : 26/08/2025

PLACE : GANDHIDHAM

PREM LALWANI

Director

DIN : 03152002

HARISH KALYANI

Director

DIN : 02836806

SHEWAK LAKHWANI

Director

DIN : 06393857

THE SINDHU RESETTLEMENT CORPORATION LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON

31st March 2025

(₹ In Thousand)

	PARTICULARS	Note No.	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
			₹	₹	₹	₹
			I	REVENUE FROM OPERATIONS		
	Sale of Products		-		3,950.68	
	Sale of Services	20	42,173.09		41,377.49	
	Other Operating Revenues		2,897.60	45,070.69	5,378.32	50,706.49
	Less : Excise Duty & Service Tax					
II	Other Income	21		1,81,637.20		82,502.24
III	Total Income (I + II)			2,26,707.88		1,33,208.73
IV	Expenses					
	Cost of Materials Consumed		-		-	
	Purchases of Stock-in-Trade	22				
	Changes In Inventories of Finished Goods, Work-In-Progress And Stock-In-Trade		-		1.30	
	Employee Benefits Expense	23	41,010.10		42,468.52	
	Finance Costs		-		-	
	Depreciation and Amortization Expense	10	10,461.82		11,886.65	
	Other Expense	24	40,362.64		27,764.12	
	Total Expense			91,834.56		82,120.59
V	Profit Before Exceptional And Extraordinary Items And Tax (III-IV)			1,34,873.32		51,088.14
VI	Exceptional Items			-		-
VII	Profit Before Extraordinary Items And Tax (V-VI)			1,34,873.32		51,088.14
VIII	Extraordinary Items - Gain / (Loss)			-		-
IX	Profit Before Tax (VII-VIII)			1,34,873.32		51,088.14
X	Tax Expense					
	(1) Current tax		22,972.99		14,857.63	
	(2) Deferred tax		(129.52)		(1,392.91)	
				22,843.46		13,464.72
XI	Profit/(Loss) For The Period From Continuing Operations (IX - X)			1,12,029.86		37,623.42
XII	Profit/(Loss) For The Period From Discontinuing Operations			-		-
XIII	Tax Expense of Discontinuing Operations			-		-
XIV	Profit/(Loss) From Discontinuing Operations (After Tax) (XII-XIII)			-		-
XV	Profit/(Loss) For The Period (XI + XIV)			1,12,029.86		37,623.42
XVI	Earnings per equity share:					
	(1) Basic			7.24		2.43
	(2) Diluted			-		-
	Significant accounting policies and notes to accounts	1-34				

for,

Ashok Chajjed and Associates

CHARTERED ACCOUNTANTS

F.R.N. : 100641W

for and on behalf of the Board

THE SINDHU RESETTLEMENT CORPORATION LIMITED

CA Deepa Bahroo

PARTNER

M.R.N : 122390

PREM LALWANI

Director

DIN : 03152002

HARISH KALYANI

Director

DIN : 02836806

SHEWAK LAKHWANI

Director

DIN : 06393857

DATE : 26/08/2025

PLACE : GANDHIDHAM

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31st March 2025

11 COMPANY OVERVIEW

The Sindhu Resettlement Corporation Limited is a company domiciled in India having corporate identity number U45300GJ1948PLC001115 and has its registered office in Adipur - Kutch. The company has been incorporated under the provisions of Companies Act, 2013 and it is engaged in the business of development of Gandhidham township on leasehold land leased by Government of India.

21 SIGNIFICANT ACCOUNTING POLICIES

A. BASIS OF PREPARATION

The financial statements have been prepared in accordance with the generally accepted accounting principles in India under the historical cost convention on accrual basis. The financial statements have been prepared to comply in all material aspects with the accounting standards notified under Companies (Accounts) Rules, 2014, as amended from time to time and other relevant provisions of the Companies Act, 2013.

All assets and liabilities have been classified as current or non-current as per the company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of products and services and the time between the acquisition of assets for processing and their realization in cash and cash equivalents, the company has ascertained its operating cycle as 12 months for the purpose of current/non-current classification of assets and liabilities.

B. USE OF ESTIMATES

The preparation of the financial statements requires management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known / materialize.

C. PRESENTATION OF FINANCIAL STATEMENTS

The balance sheet and the statement of profit and loss are prepared and presented in the format prescribed in the Schedule III to the Companies Act, 2013 ("the Act"). The cash flow statement has been prepared and presented as per the requirements of accounting standard 3 "Cash Flow Statements". The disclosure requirements with respect to items in the balance sheet and statement of profit and loss, as prescribed in the Schedule III to the Companies Act, 2013 are presented by way of notes forming part of accounts along with the other notes required to be disclosed under the notified accounting standards.

D. INVENTORIES

Items of inventories are measured at lower of cost and net realisable value after providing for obsolescence, if any except in case of by-products which are valued at net realizable value. Cost of inventories comprises of cost of purchase, cost of conversion and other costs including manufacturing overheads incurred in bringing them to their respective present location and condition.

E. CASH AND CASH EQUIVALENT

Cash and cash equivalents for the purpose of cash flow statement comprises of cash on hand, demand deposits with bank, short term highly liquid investments that are readily convertible into cash and which are subject to an insignificant risk of changes in value with an original maturity of three months or less from the date of acquisition.

F. PRIOR PERIOD ITEMS, EXCEPTIONAL AND EXTRAORDINARY ITEM

The company follows practice of making adjustments through "Prior Year Adjustments" in respect of all material transactions pertaining to the period prior to the current accounting year. The prior period adjustments, if any, are shown by way of notes to financial statements. Exceptional and Extra Ordinary Items, if any, are shown separately as per applicable accounting standards.

G. REVENUE RECOGNITION

(a) Revenue is recognized only when risks and rewards incidental to ownership are transferred to the customer, it can be reliably measured and it is reasonable to expect ultimate collection.

(b) Revenue from Services, the Corporation recognizes revenue from services when: The performance obligations specified in the contract with the customer are fulfilled. It is probable that the economic benefits associated with the transaction will flow to the Company. The amount of revenue can be measured reliably.

(c) Dividend income is recognized when the right to receive payment is established.

(d) Interest Income

On refund of tax, duty or cess : Recognised in the year of receipt

Other interest : Recognized on a time proportion basis taking into account the amount outstanding and the interest rate applicable.

H. PROPERTY, PLANT AND EQUIPMENTS

Tangible Assets

Property, Plant & Equipment are stated at cost net of recoverable taxes, trade discounts and rebates and include amounts added on revaluation, less accumulated depreciation and impairment loss, if any. The cost of property, plant & equipment comprises its purchase price, borrowing cost and any cost directly attributable to bringing the asset 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.

Subsequent expenditure related to an item of property, plant & equipment are added to its book value only if they meet the criteria specified in (Revised) AS 10 - Property, Plant & Equipment.

Assets which are not ready for their intended use are disclosed under the head "Capital Work-In-Progress" and all cost relating to such assets are also classified under the same head.

Gain or loss arising from disposal of tangible asset are recognised in the statement of profit and loss.

Depreciation

Depreciation on Property, Plant & Equipment is provided to the extent of depreciable amount on written down value method (WDV) based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.

Pursuant to enactment of Companies Act 2013, the Company has applied the estimated useful lives as specified in Schedule II.

I. INVESTMENTS

a) Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long term investments.

b) Long term investments are valued at cost. Provision for diminution in the value of long term investments is made only if such a decline is other than temporary.

c) Current investments are carried at lower of cost and fair market value.

J. EMPLOYEE BENEFITS**(a) Short Term Employees Benefits**

Short-term employee benefits are recognised as an expense on an undiscounted basis to the statement of profit and loss of the year in which the related service is rendered.

(b) Post Employment Benefits

Post employment benefit plans are classified as either defined contribution plans or defined benefit plans.

Defined Contribution Plans

Contribution payable to a defined contribution plan in exchange for service rendered by an employee shall be recognised as a liability (accrued expense), after deducting any contribution already paid. If the contribution already paid exceeds the contribution due for service before the balance sheet date, an enterprise should recognise that excess as an asset (prepaid expense) to the extent that the prepayment will lead to.

Defined Benefit Plans

Recognition of defined benefit plan involves :

(i) Using actuarial techniques to make a reliable estimate of the amount of benefit that employees have earned in return for their service in the current and prior periods.

(ii) Discounting that benefit using the Projected Unit Credit Method in order to determine the present value of the defined benefit obligation and the current service cost.

(iii) Determining the fair value of any plan assets.

(iv) Determining the total amount of actuarial gains and losses.

(v) Where a plan has been introduced or changed, determining the resulting past service cost.

(vi) Where a plan has been curtailed or settled, determining the resulting gain or loss.

DISCLOSURE FOR DEFINED BENEFIT PLANS BASED ON ACTUARIAL REPORTS

	PARTICULARS	F.Y. 2024-2025	F.Y. 2023-24
(a)	Change In Defined Benefit Obligation With Respect To Gratuity		
	Present value of defined benefit obligation as at beginning of the year	22,307.34	23,655.24
	Interest cost	1,459.50	1,487.93
	Current service cost	666.95	634.11
	Benefit paid	(3,385.95)	(6,399.45)
	Past service cost	-	-
	Curtailments	-	-
	Actuarial (gain)/loss	2,173.86	2,929.50
	Present value of defined benefit obligation as at end of the year	23,221.70	22,307.34
(b)	Change In The Fair Value of Assets With Respect To Gratuity		
	Fair Value of plan assets as at beginning of the year	21,231.51	22,888.51
	Adjustment to Opening Balance	0.15	2,394.89
	Expected return on plan assets	1,519.11	1,495.51
	Contributions by the employer	3,474.89	-
	Cash at Bank	-	770.41
	Benefits paid	(3,385.95)	(6,399.45)
	Bank charges	(2.20)	(0.15)
	Actuarial gain/(loss)	(34.42)	81.79
	Fair Value of plan assets as at end of the year	22,803.09	21,231.51

c)	Reconciliation of Present Value of Defined Benefit Obligation And The Fair Value of Assets With Respect To Gratuity		
	Present value of funded obligation as at end of the year	23,221.70	22,307.34
	Fair Value of plan assets as at end of the year	22,803.09	21,231.51
	Funded liability/(assets) recognised in the balance sheet	-	-
	Present value of unfunded obligation as at end of the year	-	-
	Unrecognised actuarial gain/(loss)	-	-
	Unfunded liability/ (Asset) recognised in the balance sheet	418.61	1,075.83
d)	Amount Recognised In The Balance Sheet With Respect To Gratuity		
	Present value of defined benefit obligation as at end of the year	23,221.70	22,307.34
	Fair value of plan assets at end of the year	22,803.09	21,231.51
	Net liability/(assets) recognised in the balance sheet	418.61	1,075.83
e)	Expenses Recognised In Profit & Loss Account With Respect To Gratuity		
	Current service cost	666.95	634.11
	Past service cost	-	-
	Interest cost on obligation	1,459.50	1,487.93
	Expected return on plan assets	(1,519.11)	(1,495.51)
	Settlement cost/(credit)	-	-
	Net actuarial (gain)/loss	2,208.28	2,847.72
	Total expenditure recognised in the statement of profit and loss account	2,815.62	3,474.25
f)	Actual Return On Plan Assets With Respect To Gratuity		
	Expected return on plan assets	(1,519.11)	(1,495.51)
	Actuarial gain/(loss) on plan assets	2,208.28	2,847.72
	Actual return on plan assets	689.17	1,352.20
g)	Asset Information With Respect To Gratuity		
	Bank deposits	0.00%	0.00%
	Insurance policies	100.00%	100.00%
	Total	100.00%	100.00%
h)	Principal Actuarial Assumptions Used With Respect To Gratuity		
	Discount rate (p.a)	6.50%	7.08%
	Expected rate of return on plan assets (p.a)	7.14%	7.45%

(c) Long Term Employees Benefits

Recognition of long term employee benefits as a liability should be net total of the present value of the defined benefit obligation at the balance sheet date minus the fair value at the balance sheet date of plan assets (if any) out of which the obligations are to be settled directly.

(d) Termination Benefits

Termination benefits are recognised as a liability and an expense when, and only when :

(i) The enterprise has a present obligation as a result of a past event.

(ii) It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and

(iii) A reliable estimate can be made of the amount of the obligation.

K. BORROWING COST

Borrowing costs directly attributable to acquisition or construction of qualifying assets (i.e. those fixed assets which necessarily take a substantial period of time to get ready for their intended use) are capitalised. Other borrowing costs are recognised as an expense in the period in which they are incurred.

L. EARNINGS PER SHARE

Basic and diluted earnings per share (EPS) is computed in accordance with AS - 20 "Earning Per Share"

M. TAXES ON INCOME

(a) Tax expense comprises of current and deferred taxes.

(b) Provision for current tax is made on the basis of estimated taxable income for the current accounting year in accordance with the Income tax act, 1961.

(c) The deferred tax for timing differences between the book profit and the tax profits for the year is accounted for, using the tax rates and laws that have been substantively enacted as of the balance sheet date. Deferred tax assets arising from timing differences are recognized to the extent there is reasonable certainty that these would be realised in future.

(d) In case of unabsorbed losses and unabsorbed depreciation, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realised against future taxable profit. At each balance sheet date, the company reassesses the unrecognized deffered tax assets.

(e) Minimum alternative tax (MAT) credit is recognized as an asset only when and to the extent there is convincing evidence that the company will pay normal income tax during the specified period. In the year, in which MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in the guidance note issued by the ICAI, the said asset is created by the way of credit to the statement of profit and loss and shown as MAT credit entitlement. The company reviews the same at each balance sheet date, and writes down the carrying amount of MAT credit entitlement to the extent there is no longer convincing evidence to the effect that the company will pay normal income tax during the specified period.

N. INTANGIBLE ASSET

An intangible asset is recognised, if and only if it is probable that The future economic benefits that are attributable to the asset will flow to the enterprise and the cost of the asset can be measured reliably.

Intangible assets are amortized over their respective individual estimated useful lives on a straight-line basis, commencing from the date the asset is available to the company for its use.

O. IMPAIRMENT OF ASSETS

The company assesses at each balance sheet date whether there is any indication that an asset may be impaired. For the purposes of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, the company estimates the recoverable amount of the asset and if such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. This reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If at the balance sheet date there is an indication that previously assessed impairment loss does not exists or may have decreased, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

P. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

A provision is recognized when the company has a present obligation as a result of past event(s), and 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. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed by way of notes in the financial statement.

Contingent assets are neither recognized nor disclosed in the financial statements.

Q. Lease

As a Lessor:

Leases in which the Entity does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included in property, plant and equipment assets. Lease income on an operating lease is recognized in the Profit and Loss Account on a straight-line basis over the lease term. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the Profit and Loss Account.

(₹ In Thousand)

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	Nos	₹	Nos	₹
NOTE '3' SHARE CAPITAL Authorised				
■ 25,000 Equity Shares of Rs. 1,000/- Each	25,000.00	25,000.00	25,000.00	25,000.00
(Previous Year : 25,000 Equity Shares of Rs. 1,000/- Each)				
Issued, Subscribed And Paid up				
■ 15,470 Equity Shares of Rs. 1,000/- Each Fully Paid-Up	15,470.00	15,470.00	15,469.00	15,469.00
(Previous Year : 15,469 Equity Shares of Rs. 1,000/- Each)				
Shares Forfeited		330.20		330.70
TOTAL	15,470.00	15,800.20	15,469.00	15,799.70
Reconciliation of Shares :	Nos	Amt. (Rs.)	Nos	Amt. (Rs.)
Opening Share Capital	15,469.00	15,469.00	15,467.00	15,467.00
Add : Shares Issued During The Year	1.00	1.00	2.00	2.00
Add : Bonus Shares Issued	-	-	-	-
Total	15,470.00	15,470.00	15,469.00	15,469.00
Less : Buy Back of Shares	-	-	-	-
Less : Reduction In Capital	-	-	-	-
Closing Share Capital	15,470.00	15,470.00	15,469.00	15,469.00

1. List of Share holders Having 5% Or More Shares (In Nos)

Name of Shareholders	In Nos	In %	In Nos	In %
Government of India	5,000.00	32.32%	5,000.00	32.32%

2. Shareholding of Promoters

As At 31st March 2025

Promoter Name	No. of Shares	% of total shares	% Change during the year
Government of India	5,000.00	32.32%	-
Naresh Hansraj Bulchandani	20.00	0.13%	-
Harish Perunmal Kalyani	5.00	0.03%	0.00%
Divay Harish Kalyani	1.00	0.01%	-
Prem Sobhrajmal Lalwani	6.00	0.04%	-
Satish Prem Lalwani	2.00	0.01%	-
Jigar Satish Lalwani	1.00	0.01%	-
Neelam Naresh Bulchandani	11.00	0.07%	-
Pooja Naresh Bulchandani	3.00	0.02%	-
Pushpa Satish Lalwani	3.00	0.02%	-
Harishkumar Kalyani & Manju Kalyani	6.00	0.04%	-
Shewak Nathurmal Lakhwani	13.00	0.08%	0.08%
Late Smt. Sati Nathurmal Lakhwani	1.00	0.01%	0.01%
Jyoti Shewak Lakhwani	23.00	0.15%	0.15%
Bharat Shewak Lakhwani	20.00	0.13%	0.13%
Jaiprakash Lakhwani	22.00	0.14%	0.14%
Khushbhu Lakhwani	25.00	0.16%	0.16%
Bhagwan Lakhwani	1.00	0.01%	0.01%
Haresh Lakhwani	19.00	0.12%	0.12%
Haresh N. Lakhwani & Rajni H. Lakhwani	2.00	0.01%	0.01%
Bharti Dharmani	8.00	0.05%	0.05%
Nisha Tharwani	25.00	0.16%	0.16%
Bharat Tharwani	19.00	0.12%	0.12%
Rishabh J. Lakhwani	25.00	0.16%	0.16%
Nirmay B. Tharwani	8.00	0.05%	0.05%
Nilesh Mahashankar Pandya	5.00	0.03%	-
TOTAL	5,274.00		

As At 31st March 2024

Promoter Name	No. of Shares	% of total shares	% Change during the year
Government of India	5,000.00	32.32%	-
Naresh Hansraj Bulchandani	20.00	0.13%	-
Aruna Suresh Jagtiani	24.00	0.16%	0.07%
Suresh Ramchand Nihalani	8.00	0.05%	-
Harish Perunmal Kalyani	5.00	0.03%	-0.01%
Divay Harish Kalyani	1.00	0.01%	0.01%
Prem Sobhrajmal Lalwani	6.00	0.04%	-
Ravindrabhai Purshottambhai Patel	8.00	0.05%	-
Shakuntalben Patel	11.00	0.07%	-
Suresh Jagtiani & Aruna Jagtiani	1.00	0.01%	-
Raju Ramchand Nihalani	1.00	0.01%	-
Satish Prem Lalwani	2.00	0.01%	-0.01%
Jigar Satish Lalwani	1.00	0.01%	0.01%
Neelam Naresh Bulchandani	11.00	0.07%	-
Pooja Naresh Bulchandani	3.00	0.02%	-
Madhu Suresh Nihalani	1.00	0.01%	0.01%
Yana Manish Nihalani	1.00	0.01%	0.01%
Manish Suresh Nihalani	1.00	0.01%	0.01%
Pushpa Satish Lalwani	3.00	0.02%	-
Harishkumar Kalyani & Manju Kalyani	6.00	0.04%	-
Pritidevi Kutch	19.00	0.12%	-
Nilesh Mahashankar Pandya	5.00	0.03%	0.03%
TOTAL	5,138.00		

3. Company has issued only one class of equity shares having face value of Rs. 1,000/- per share and each shareholder is entitled to one vote per share.

4. Company does not have any holding/ultimate holding/subsidiary or associate company .

5. No shares have been reserved for issue under options and contracts/commitments for the sale of shares/disinvestment as at balance sheet date.

6. No shares have been allotted for consideration other than cash pursuant to any contract(s) or has been bought back or issued as fully paid up by the company during the period of 5 years preceeding the year as at which the balance sheet is prepared.

7. No calls are unpaid by any director or officer of the company.

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '4'				
RESERVES AND SURPLUS				
Opening Balance		6,85,713.32		6,45,644.30
Capital Reserve	375.44		374.44	
Securities Premium	23,354.75		22,356.75	
Surplus	6,61,983.13		6,22,913.11	
Addition During The Year		1,12,529.36		38,622.42
Capital Reserve (Shares Forfeited)	0.50		1.00	
Securities Premium (Shares Forfeited)	499.00		998.00	
Profit For The Year	1,12,029.86		37,623.42	
Deductions During The Year		(442.57)		(1,446.60)
Proposed Dividend				
Short/(Excess) Provision For Income Tax	(442.57)		(1,446.60)	
Closing Balance		7,97,800.11		6,85,713.32
Capital Reserve	375.94		375.44	
Securities Premium	23,853.75		23,354.75	
Surplus	7,73,570.42		6,61,983.13	
TOTAL		7,97,800.11		6,85,713.32

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '5'				
Deferred Tax Assets	887.22	(8,011.82)	1,162.57	(8,141.34)
Deferred Tax Liabilities	8,899.04		9,303.91	
Deferred Tax Assets \ (Liabilities) (Net)	(8,011.82)		(8,141.34)	
TOTAL		(8,011.82)		(8,141.34)

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '6'				
OTHER LONG TERM LIABILITIES		3,98,238.32		4,17,289.98
Deposits Received	3,14,472.28		3,31,244.17	
Development Works	83,766.03		86,045.81	
TOTAL		3,98,238.32		4,17,289.98

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '7'				
TRADE PAYABLES		6,515.05		6,430.00
(a) Due To Micro, Small & Medium Enterprise	-		-	
(b) Due To Others	6,515.05		6,430.00	
TOTAL		6,515.05		6,430.00

Note :

1. Trade Payables includes Rs. 18,935.70 which is payable to Punjab National Bank towards rent of 2nd Floor, Punjab National Bank, Fort, Mumbai for the period from October'2021 to March'2025.

Trade Payables Ageing Schedule

As At 31st March 2025

Outstanding for following periods from the due date of payments	MSME	Disputed Dues - MSME	Others	Disputed Dues - Others
Not due for payments	-	-	142.80	-
Less than 1 year	287.37	-	394.41	-
1-2 years	-	-	608.08	-
2-3 Years	-	-	5.41	-
More than 3 years	-	-	5,076.98	-
Total	287.37	-	6,227.68	-

As At 31st March 2024

Outstanding for following periods from the due date of payments	MSME	Disputed Dues - MSME	Others	Disputed Dues - Others
Not due for payments	-	-	132.60	-
Less than 1 year	56.70	-	770.90	-
1-2 years	-	-	50.41	-
2-3 Years	-	-	65.14	-
More than 3 years	-	-	5,354.25	-
Total	56.70	-	6,373.30	-

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '8'				
OTHER CURRENT LIABILITIES		9,981.22		8,910.85
Other Payables	7,643.18		6,572.81	
Trade Deposits	38.90		38.90	
Unpaid Dividends	2,299.14		2,299.14	
TOTAL		9,981.22		8,910.85

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '9'				
SHORT TERM PROVISIONS		31,004.42		23,474.04
Provision For Audit Fees	134.10		157.50	
Provision For Employee Benefits	5,081.63		4,983.94	
Provision For Retirement Benefits	2,815.71		3,474.98	
Provision For Taxation	22,972.99		14,857.63	
TOTAL		31,004.42		23,474.04

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '11'				
NON-CURRENT INVESTMENTS				
Quoted Investments				
Mutual Funds		491.95		2,34,753.92
Aditya Birla Sunlife Credit Risk Fund Fund - Growth <i>(15,49,510.742 Units, Previous year 15,49,510.742 Units)</i> <i>(Market Value NIL Previous year - Rs. 2,90,00,488.10)</i>	-		19,261.97	
Franklin India Credit Risk Fund - Growth <i>(10,35,587.981 Units, Previous year 10,35,587.981 Units)</i> <i>(Market Value Rs. 0, Previous year - Rs. 0)</i>	309.95		309.95	
Franklin India Dynamic Accrual Fund - Growth <i>(3,25,934.086 Units, Previous year 3,25,934.086 Units)</i> <i>(Market Value Rs. 0 Previous year - Rs. 0)</i>	182.00		182.00	
HDFC Banking and PSU Debt Fund- Growth <i>(NIL Units, Previous year 14,60,749.657 Units)</i> <i>(Market Value NIL Previous year - Rs. 3,04,25,516.38)</i>	-		20,000.00	
HDFC Credit Risk Debt Fund- Growth <i>(26,18,300.733 Units, Previous year 26,18,300.733 Units)</i> <i>(Market Value NIL, Previous year - Rs. 5,70,47,798.20)</i>	-		40,000.00	
ICICI Prudential All Seasons Bond Fund - Growth <i>(NIL Units, Previous year 4,61,286.528 Units)</i> <i>(Market Value NIL, Previous year - Rs. 1,53,66,930.36)</i>	-		10,000.00	
ICICI Prudential Banking & PSU Debt Fund - Growth <i>(NIL Units, Previous year 15,32,950.777 Units)</i> <i>(Market Value NIL Previous year - Rs. 4,54,61,341.54)</i>	-		30,000.00	
ICICI Prudential Credit Risk Fund - Growth <i>(NIL Units, Previous year 29,24,396.442 Units)</i> <i>(Market Value NIL, Previous year - Rs. 8,36,37,445.80)</i>	-		60,000.00	
Kotak Credit Risk Fund - Growth <i>(NIL Units, Previous Year 14,12,096.964 Units)</i> <i>(Market Value NIL Previous year - Rs. 3,80,03,200.75)</i>	-		30,000.00	
SBI Credit Risk Fund - Growth <i>(NIL Units, Previous Year 8,47,463.373 Units)</i> <i>(Market Value NIL, Previous year - Rs. 3,48,95,745.07)</i>	-		25,000.00	

Unquoted Investments				
Tax Free Bonds				
7.11% Power Finance Corporation Limited (2025) (5,134 Bonds Each At Rs. 1,000/- Per Bond)	5,134.00	70,319.00	5,134.00	70,319.00
7.07% Indian Railway Finance Corporation Limited (2025) (28,690 Bonds Each At Rs. 1,000/- Per Bond)	28,690.00		28,690.00	
7.28% Indian Renewable Energy Development Agency Limited (22,480 Bonds Each At Rs. 1,000/- Per Bond)	22,480.00		22,480.00	
7.02% Housing And Urban Development Corporation Limited (2020) (6,306 Bonds Each At Rs. 1,000/- Per Bond)	6,306.00		6,306.00	
7.04% National Highways Authority of India (2026) (7,709 Bonds Each At Rs. 1,000/- Per Bond)	7,709.00		7,709.00	
TOTAL		70,810.95		3,05,072.92

1. Aggregate Book Value of Quoted Investments	491.95		2,34,753.92	
2. Aggregate Market Value of Quoted Investments	-		3,34,330.42	
3. Aggregate Book Value of Unquoted Investments	70,319.00		70,319.00	
4. Aggregate Market Value of Unquoted Investments	77,402.95		72,313.04	

Note :-

Two of the Franklin India Mutual Funds held by the Company i.e. Franklin India Dynamic Accrual Fund (Investment Rs. 1,82,001.59 (Previous year Rs. 1,82,001.59)) and Franklin India Credit Risk Fund (Investment Rs. 3,09,951.48 (Previous year Rs. 3,09,951.48)) are in the process of winding up as announced by Franklin Templeton Mutual Fund on 23.04.2020. Fresh investments or redemptions have been Stopped by the Franklin Templeton Mutual Fund in the said funds. As informed by the Franklin Templeton Mutual Fund, the Trustee of the Fund will continue to realise and / or dispose-off the assets of the Schemes in the best interest of the Unit holder(s). The sale proceeds after discharge of all liabilities and expenses will be paid to the Unit holder(s) in proportion to their respective interests in the assets of Schemes.

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '12'				
LONG TERM LOANS AND ADVANCES				
Other Loans and Advances		52,186.85		45,230.16
Balance with Revenue Authorities	51,502.95		43,944.56	
Loan To Staff	683.90		1,285.60	
TOTAL		52,186.85		45,230.16

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '13'				
OTHER NON CURRENT ASSETS				
Security Deposits	1,805.60	1,805.60	2,004.80	2,004.80
Others (Specify Nature)		7,27,406.40		3,42,935.85
Interest Accrued On Fixed Deposit	28,298.40		20,835.85	
Fixed Deposits Having Maturity of More Than 12 Months	6,99,108.00		3,22,100.00	
TOTAL		7,29,212.00		3,44,940.64

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '14'				
CURRENT INVESTMENTS				
Quoted Investments				
Investment In Mutual Funds		-		2,041.25
ICICI Prudential Ultra Short Term (nil Units; Previous Year 82,963.533 Units) (Market Value NIL, Previous year - Rs. 20,99,939.76)	-	-	2,041.25	
TOTAL		-		2,041.25

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '15'				
INVENTORIES		2,666.70		2,666.70
Inventories				
Raw Material	9.56		9.56	
Finished Goods - Houses & Shops	1,516.22		1,516.22	
Stores and Spares	1,140.91		1,140.91	
TOTAL		2,666.70		2,666.70

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '16'				
TRADE RECEIVABLES		55,378.04		64,641.50
Secured, Considered Good	-		-	
Unsecured Considered Good	83,050.92		81,676.39	
Doubtful	-		-	
Less : Provisions for Doubtful trade Receivable	(27,672.88)		(17,034.89)	
TOTAL		55,378.04		64,641.50

Trade Receivables Ageing Schedule

As At 31st March 2025

OUTSTANDING FOR FOLLOWING PERIODS FROM THE DUE DATE OF PAYMENTS	UNDISPUTED - CONSIDERED GOOD	UNDISPUTED - CONSIDERED DOUBTFUL	DISPUTED - CONSIDERED GOOD	DISPUTED - CONSIDERED DOUBTFUL
Not Due For payment	-	-	-	-
Unbilled	-	-	-	-
Less than 6 Months	5,447.64	12.10	-	1,545.08
6 Months - 1 Year	431.01	-	-	1,504.40
1-2 years	725.13	4,894.85	-	3,403.69
2-3 Years	440.81	7,291.76	-	5,531.04
More than 3 years	638.66	6,622.62	-	44,562.14
Total	7,683.25	18,821.33	-	56,546.34

As At 31st March 2024

OUTSTANDING FOR FOLLOWING PERIODS FROM THE DUE DATE OF PAYMENTS	UNDISPUTED - CONSIDERED GOOD	UNDISPUTED - CONSIDERED DOUBTFUL	DISPUTED - CONSIDERED GOOD	DISPUTED - CONSIDERED DOUBTFUL
Unbilled Dues				
Less than 6 Months	3,398.69	4,893.96	-	1,730.68
6 Months - 1 Year	672.71	-	-	1,673.00
1-2 years	1,152.08	13,921.95	-	5,503.08
2-3 Years	638.66	119.97	-	11,440.74
More than 3 years	-	3,386.16	-	33,149.35
Total	5,862.13	22,322.04	-	53,496.86

Notes :

1. A letter has been received from Tamilnadu Generation and Distribution Corporation Limited on 01-07-2022 stating that the said company has opted to avail the liquidation plan and total amount outstanding to be received for the period till 31-03-2022 shall be paid by the company in 48 installments of Rs. 2,57,959/- each and the first installment shall commence from 5th August 2022. Rs. 30,95,508.00/- has been received from the company in the F.Y. 2024-2025. Total amount outstanding to be received as on 31-03-2025 is Rs. 1,56,99,946.13 (including receivables for the FY 2022-2023 and FY 2023-2024).

2. Provision for doubtful debts is computed on the basis of 50% of the amount receivable from licensee of the property given on rent whose cases are pending either in arbitration or in the court of law.

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
Note '17'				
CASH AND CASH EQUIVALENTS				
Balance with Banks		7,86,907.53		5,26,548.33
In Current Accounts	27,873.74		1,15,997.65	
Other Bank Balance				
In Unpaid Dividend Account	2,299.14		2,299.14	
FDR having <3 Months Maturity	-		10,000.00	
FDR having > 3 Months Maturity	57,500.00		76,005.18	
FDR having > 12 Months Maturity	6,99,108.00		3,22,100.00	
Cheque, Draft on Hand				
Cash on Hand	126.66		146.36	
SUB TOTAL		7,86,907.53		5,26,548.33
Less : Fixed Deposits Having Maturity of More Than 12 Months		6,99,108.00		3,22,100.00
TOTAL		87,799.53		2,04,448.33

Notes :

1. Balance with Current Account of Bank of Baroda - Mumbai Branch includes Cheques of Rs. 44,634.15 issued to Punjab National Bank towards Rent of 2nd Floor, PNB House, Fort, Mumbai but the same are not accepted and hence not cleared.

2. Balance with Current Account of HDFC Bank - Adipur Branch includes Cheques of Rs. 1,352.55 issued to Punjab National Bank towards Rent of 2nd Floor, PNB House, Fort, Mumbai but the same are not accepted and hence not cleared.

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
Note '18'				
SHORT TERM LOANS AND ADVANCES				
Unsecured Considered Good:		1,394.45		744.25
Loans and Advances to Related Parties				
Other Loans and Advances :-				
Loans and Advances To Staff	1,021.80		418.50	
Prepaid Expense	372.65		325.75	
Advance To Supplier	-		-	
TOTAL		1,394.45		744.25

PARTICULARS	As At 31st March 2025		As At 31st March 2024	
	₹	₹	₹	₹
NOTE '19'				
OTHER CURRENT ASSETS				
Interest Receivable	1,776.23	83,797.01	1,792.86	1,792.86
Proceeds from Redemption of Debt Funds	81,971.33		-	
Tds Recoverable	49.45		-	
TOTAL		83,797.01		1,792.86

PARTICULARS	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
NOTE '20'				
REVENUE FROM OPERATION		45,070.69		50,706.49
Sales of Goods	-		3,950.68	
Sale of Services	42,173.09		41,377.49	
Other Operating Revenues	2,897.60		5,378.32	
TOTAL		45,070.69		50,706.49

Description of the items constituting more than 10% of the value :

Sale of Products Comprises	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
Sale of Power	-	-	3,950.68	3,950.68

Sale of Services Comprises	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
Leave & License Fees	25,389.00	42,173.09	24,593.40	41,377.49
Non Refundable Deposits Written off	10,996.86		10,996.86	
Upfront Fees Written off	5,787.23		5,787.23	

PARTICULARS	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
NOTE '21'				
OTHER INCOME		1,81,637.20		82,502.24
Interest Income	53,357.06		47,406.63	
Net Gain on sale of investment	1,27,700.02		2,268.16	
Profit on Sale of Fixed Assets	12.23		32,827.45	
Sundry Balances Written Off	228.11		-	
Other Miscellaneous Income	339.78		-	
TOTAL		1,81,637.20		82,502.24

PARTICULARS	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
NOTE '22'				
COST OF MATERIAL CONSUMED		-		-
Change in Stocks				
Stock at Commencement				
Stock-in Process	-		-	
Finished Goods - Opening	1,516.22		1,517.53	
		1,516.22		1,517.53
Less: Stock at Close				
Stock-in-Process			-	
Finished Goods - Closing	1,516.22		1,516.22	
		1,516.22		1,516.22
Stock Decreased / (Increased) by :		-		1.30
TOTAL		-		1.30

PARTICULARS	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
NOTE '23'				
EMPLOYEE BENEFITS EXPENSES		41,010.10		42,468.52
Salaries & Wages	34,621.31		35,100.00	
Contribution To Provident And Gratuity Fund	5,831.62		6,680.53	
Staff Welfare Expense	557.17		687.99	
TOTAL		41,010.10		42,468.52

PARTICULARS	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
NOTE '24'				
<u>Repair & Maintenance Expenses</u>		1,376.27		3,844.55
Repairs To Building	690.47		3,462.05	
Repairs To Machinery	685.79		382.50	
<u>Administration & Other Expenses</u>		38,342.00		23,478.64
Advertisements Expense	752.47		455.77	
Annual Subscription Fees	186.31		114.66	
Bank Charges	3.36		4.18	
Contribution to Social Service	506.27		178.20	
Corporate Social Responsibility	1,282.08		3,293.71	
Director's Sitting Fees	155.76		151.04	
Director's Travelling Expense	15.82		21.63	
Staff Travelling Expense	80.21		82.62	
Donation	135.00		710.00	
Function Expense	1,210.83		-	
Gift To Shareholder	6,985.00		5,995.00	
Grant For Publication of Book	-		-	
Insurance Expense	261.18		279.36	
Job Work	559.82		669.57	
Legal & Professional Charges	9,939.63		4,170.18	
Legal Expenses	602.25		278.57	
Miscellaneous Expense	801.91		434.30	
Network & Telecommunication Expense	48.62		47.87	
Operation & Maintenance Charges	-		813.17	
Postage & Courier Expense	82.18		59.46	
Power and fuel	1,144.28		1,428.50	
Printing & Stationery Expense	284.55		256.75	
Processing Fees For E-Voting	159.30		61.95	
Provision For Doubtful Debts	10,637.99		1,770.63	
Rates & Taxes (Excluding Tax On Income)	630.92		593.96	
Rent Expense	34.78		57.95	
Security Charges	1,485.55		1,386.20	
Setup Charges For Video Conferencing	130.00		110.00	
Tea & Refreshment Expense	225.95		53.41	
<u>Payment to Auditors :</u>		644.38		440.93
(a) For Audit	430.50		208.30	
(b) For Taxation Matters	213.88		232.63	
TOTAL		40,362.64		27,764.12

NOTE '10'

PROPERTY, PLANT AND EQUIPMENT

(₹ In Thousand)

Particulars	Freehold Land	Land Under Lease	Building	Electrical Installations And Equipments	Furniture And Fixtures	Office Equipments	Vehicles	Computers	Plant & Machinery	Asset Not Put To Use	TOTAL
Cost or Valuation											
As at 1st April, 2023	343.77	495.33	2,44,268.98	17,276.83	43,078.52	147.03	4,306.49	2,162.29	72,887.06	24,023.01	4,08,989.30
Addition	-	-	-	53.96	74.34	-	3,942.93	61.80	-	-	4,133.03
Disposals	-	-	-	-	-	-	-	-	-	-	-
Other Adjustments	(343.77)	-	(1.05)	-	-	-	(1,252.52)	-	(62,656.30)	-	(64,253.63)
- Revaluation	-	-	-	-	-	-	-	-	-	-	-
- Exchange Difference	-	-	-	-	-	-	-	-	-	-	-
-Borrowing Cost	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2024	-	495.33	2,44,267.93	17,330.79	43,152.86	147.03	6,996.90	2,224.09	10,230.76	24,023.01	3,48,868.70
Addition	-	-	-	87.65	-	14.72	-	284.61	-	-	386.98
Acquisitions	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	(1.05)	-	-	-	-	-	-	-	(1.05)
Other Adjustments	-	-	-	-	-	-	-	-	-	-	-
- Revaluation	-	-	-	-	-	-	-	-	-	-	-
- Exchange Difference	-	-	-	-	-	-	-	-	-	-	-
-Borrowing Cost	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2025	-	495.33	2,44,266.88	17,418.44	43,152.86	161.75	6,996.90	2,508.70	10,230.76	24,023.01	3,49,254.62
Depreciation											
As at 1st April, 2023	-	340.22	77,195.27	15,169.57	38,689.57	114.74	3,845.13	2,001.29	65,050.82	-	2,02,406.60
Charge for the Year	-	5.00	8,132.60	525.63	1,116.72	12.80	1,211.14	74.47	808.29	-	11,886.65
Disposals	-	-	(0.85)	-	-	-	(1,189.89)	-	(57,665.96)	-	(58,856.70)
As at 31st March, 2024	-	345.22	85,327.02	15,695.20	39,806.29	127.54	3,866.38	2,075.76	8,193.15	-	1,55,436.56
Charge for the Year	-	5.00	7,736.59	404.76	826.67	12.29	962.30	144.71	369.50	-	10,461.82
Disposals	-	-	(0.85)	-	-	-	-	-	-	-	(0.85)
As at 31st March, 2025	-	350.22	93,062.77	16,099.96	40,632.96	139.83	4,828.68	2,220.47	8,562.64	-	1,65,897.53
Impairment Loss											
As at 1st April, 2023	-	-	-	-	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-	-	-	-	-
Reversal	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2024	-	-	-	-	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2025	-	-	-	-	-	-	-	-	-	-	-
Net Block											
As at 31st March, 2025	-	145.11	1,51,204.11	1,318.48	2,519.90	21.92	2,168.22	288.24	1,668.11	24,023.01	1,83,357.10
As at 31st March, 2024	-	150.11	1,58,940.90	1,635.59	3,346.57	19.49	3,130.53	148.34	2,037.61	24,023.01	1,93,432.14

NOTE '10'

PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Capital Work-In-Progress

(₹ In Thousand)

F.Y. 2024-2025

Projects Temporarily Suspended	Amount In CWIP For A Period of				Total
	Less Than 1 Year	1-2 Years	2-3 Years	More Than 3 Years	
Commercial Building - Plot No. 11/6	-	-	-	111.55	111.55
Commercial Building 218-218A	-	-	-	268.46	268.46
Old Court Building	-	-	-	368.49	368.49
Total	-	-	-	748.50	748.50

F.Y. 2023-2024

Projects Temporarily Suspended	Amount In CWIP For A Period of				Total
	Less Than 1 Year	1-2 Years	2-3 Years	More Than 3 Years	
Commercial Building - Plot No. 11/6	-	-	-	111.55	111.55
Commercial Building 218-218A	-	-	-	268.46	268.46
Old Court Building	-	-	-	368.49	368.49
Total	-	-	-	748.50	748.50

NOTE '25'**RELATED PARTY DISCLOSURE****(I) Related Parties And Their Relationship**

(i) Name of Director	Type
Aruna Suresh Jagtiani (Cessation 10/02/2025)	Chairperson
Ravindrabhai Purshottambhai Patel (Expired 06/11/2024)	Non-Executive Director
Suresh Ramchand Nihalani (Cessation 30/12/2024)	Non-Executive Director
Prem Sobhrajmal Lalwani (Ag. Chairman since 20/02/2025)	Non-Executive Director
Harish Perunmal Kalyani	Non-Executive Director
Naresh Hansraj Bulchandani	Non-Executive Director
Pritidevi Kutch (Cessation 13/11/2024)	Non-Executive Director
Nilesh Mahashankar Pandya	Non-Executive Director
Shewak Nathurmal Lakhwani	Non-Executive Director
Rameshwar Kumar (Cessation 08/05/2024)	Government Director
Nandeesh Shukla (Cessation 20/02/2025)	Government Director

(II) Transactions With Related Parties

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
Sitting Fees Paid To Directors	132.00	128.00

NOTE '26'**CONTINGENT LIABILITY**

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
1. Claims by employees and ex-employess for reinstatement of wages	Amount Not Ascertainable	Amount Not Ascertainable
2. Leave encashment to employees	Amount Not Ascertainable	Amount Not Ascertainable
3. Municipal taxes on unsold houses, if any	Amount Not Ascertainable	Amount Not Ascertainable
4. Municipal taxes payable to gandhidham municipality on unsold plots is disputed by the company in court. Against total demand, Rs. 12,691/- is deposited in court. Bills of the year 1979-1980 and 1980-1981 are under dispute since many plots have been sold and liability thereon is of the plot owners. Bills of the year 1981-1982 to 2023-2024 have not been received. Adhoc provision of Rs. 57,888/- is made.	Amount Not Ascertainable	Amount Not Ascertainable
5. Demand from additional mamlatdar for ground rent for entire area of 2600 acres land from 01-04-1981 to 31-03-1994, which has been disputed in court. In the opinion of company the liability is of the plot owners and not of the corporation. No demand is received since 1994 from Mamlatdar.	Amount Not Ascertainable	Amount Not Ascertainable
6. Demand of Rs. 295 Lacs is received from Mamlatdar Gandhidham being 50% of Sale Consideration of 263 Plots sold between 01-01-1996 to 31-12-1996. Total Amount of consideration of 263 documents work out to Rs. 590 lakhs (approximately). The reasons for raising demand as mentioned by Mamlatdar is Government Land given on lease cannot be sub-leased by lessee or sub-lessee unless 50% of the amount of differential amount of consideration is paid as premium as per Section 73-B of the Bombay Land revenue code, 1879. In the opinion of the company, since the actual sale price is approved by Government of India, 50% of sale consideration as demanded by Mamlatdar is not an actual liability and hence not required to be paid. Further a demand for non-agriculture assessment cess of Rs. 4,80,000/- as per Section 48 of Bombay Land Revenue code, 1879 have been raised for the year 1996-1997 by Mamlatdar Gandhidham. In the opinion of the corporation the land has not been converted into non-agricultural purpose but is originally given by the Government for the purpose of housing of displaced persons. Therefore the question of payment of non-agriculture cess to the government under land revenue code does not arise.	Amount Not Ascertainable	Amount Not Ascertainable
7. Income Tax Demand - A.Y. 2008-09	73,58,141.00	73,58,141.00

8. Income Tax Demand - A.Y. 2014-15	1,64,25,760.00	1,66,07,770.00
9. Income Tax Demand - A.Y. 2017-18	11,01,970.00	11,01,970.00
10. Income Tax Demand - A.Y. 2019-20	12,12,080.00	12,12,080.00
11. Income Tax Demand - A.Y. 2020-21	8,07,420.00	8,07,420.00
12. Income Tax Demand - A.Y. 2021-22	11,08,040.00	11,08,040.00
13. Income Tax Demand - A.Y. 2022-23	20,48,900.00	20,48,900.00
14. Income Tax Demand - A.Y. 2024-25	5,29,720.00	-

NOTE '27'

VALUE OF IMPORTS CALCULATED ON C.I.F. BASIS

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

NOTE '28'

EXPENDITURE IN FOREIGN CURRENCY

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

NOTE '29'

VALUE OF IMPORTED AND INDIGENOUS RAW MATERIAL, SPARE PARTS AND COMPONENTS CONSUMPTION

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

% of total consumption of imported and indigenous raw material, spare parts and components

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

NOTE '30'

REMITTANCE IN FOREIGN CURRENCY ON ACCOUNT OF DIVIDEND

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

NOTE '31'

EARNINGS IN FOREIGN CURRENCY

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

ADDITIONAL REGULATORY INFORMATION

Additional regulatory information pursuant to clause 6 L of general instructions for preparation of balance sheet as given in Part I of Division II of Schedule III to the Companies Act, 2013, are given hereunder to the extent relevant and other than those given elsewhere in any other notes to the financial statements.

**NOTE '32' (a)
Analytical Ratios**

Ratio	Numerator	Denominator	As At 31st March 2025	As At 31st March 2024	Variance	Explanation shall be provided for any change in the ratio by more than 25% as compared to the preceding year
Current Ratio	Current Assets	Current Liabilities	4.86	7.12	(31.68%)	Sale of Fixed Asset (Windmill) and Redemption of Debt Funds
Debt Equity Ratio	Total Debts	Shareholders Equity	0.56	0.66	(15.73%)	-
Debt Service Coverage Ratio	Earnings Available For Debt Services	Debt Servives	N.A			
Return On Equity Ratio	Net Profit After Taxes Less Preference Divinded	Average Shareholders Equity	13.77%	5.36%	156.74%	Sale of Fixed Asset (Windmill) and Redemption of Debt Funds
Inventory Turnover Ratio	Cost Of Good Sold Or Sales	Average Inventory	N.A			
Trade Receivables Turnover Ratio	Net Credit Sales	Closing Trade Receivables	0.81	0.78	3.75%	-
Trade Payables Turnover Ratio	Net Credit Purchase	Closing Trade Payable	1.98	1.82	8.40%	
Net Capital Turnover Ratio	Net Sales	Average Working Capital	0.25	0.21	15.03%	-
Net Profit Ratio	Net Profit After Taxes	Net Sales	248.56%	74.20%	235.00%	Redemption of Debt Funds
Return On Capital Employed	Earning Before Interest & Taxes	Capital Employed	16.58%	7.28%	127.63%	Sale of Fixed Asset (Windmill) and Redemption of Debt Funds
Return On Investment	Income Form Investments	Cost Of Investment	16.58%	7.28%	127.63%	Redemption of Debt Funds

NOTE '32' (b)**CORPORATE SOCIAL RESPONSIBILITY**

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
1. Expenditure towards maintenance of Gandhi Samadhi	550.19	2,694.42
2. Expenditure towards maintenance of Prof. N. R. Malkani Library	737.96	591.95
3. Purchase of ambulance	-	-
4. Expenditure towards running & maintenance of ambulance	91.45	122.20

NOTE '32' (c)**TRANSACTIONS WITH STRUCK OFF COMPANIES**

The company does not have any transactions with struck-off companies.

NOTE '32' (d)**DETAILS OF BENAMI PROPERTY HELD**

The company does not have any benami property, where any proceeding has been initiated or pending against the company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made there under.

NOTE '32' (e)**TITLE DEEDS OF IMMOVABLE PROPERTY NOT HELD IN NAME OF THE COMPANY**

Title deeds of immovable properties are held in the name of company by way of lease deed duly executed by the company with the Government of India for a perpetual lease term of 99 Years which will expire on 27th November 2054.

NOTE '32' (f)**COMPLIANCE WITH NUMBER OF LAYERS OF COMPANIES**

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

NOTE '32' (g)**COMPLIANCE WITH APPROVED SCHEME OF ARRANGEMENT**

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
NIL		

NOTE '32' (h)**UTILISATION OF BORROWED FUNDS AND SHARE PREMIUM**

(a) During the year, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or any 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) During the year, no funds have been received by the company from any persons or entities, 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.

NOTE '32' (i)**WILFUL DEFAULTER**

The company has not been declared as a willful defaulter by any lender who has powers to declare a company as a willful defaulter at any time during the financial year or after the end of reporting period but before the date when the financial statements are approved.

NOTE '32' (j)**REGISTRATION OF CHARGES OR SATISFACTION WITH REGISTRAR OF COMPANIES (ROC)**

The company does not have any charges or satisfaction which is yet to be registered with the Registrar of Companies (ROC) beyond the statutory period.

NOTE '32' (k)
UNDISCLOSED INCOME

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

NOTE '32' (1)
DETAILS OF CRYPTO CURRENCY OR VIRTUAL CURRENCY

The company has not traded or invested in crypto currency or virtual currency during the financial year.

NOTE '33'
LEASEHOLD PROPERTIES

(i) Government of India has granted lease of land of 2600 acres, including 702 acres of land acquired by the Gujarat Government on request of the Government of India and handed over to the corporation. As per the terms of lease deed 100 acres of land can be retained by the corporation for its industrial and commercial activities and balance land is to be developed and allotted to share holders at cost. In terms of the lease, the corporation should not make any profit out of its land development activity. The corporation has executed sub-leases with allottees to whom land has been allotted, at an estimated cost which is to be approved by Government of India. The terms of the sub-lease with the allottees of land stipulate that Corporation can recover 10% extra development charges in case cost of development exceeds the estimated cost.

(ii) No ward wise block accounts are maintained hence profit or loss on land sub-leased to allottees cannot be ascertained. Profit or loss can be ascertained only when entire land is developed and allotted. The sale of plots in the accounts, is booked on the basis of provisional development charges fixed for sale of plots. The development of land is in progress. The estimated amount to be spent on land is around 65,00,000. As against the sale value of Rs. 49,65,13,475.41 the Corporation has spent Rs. 41,27,47,442.00. Said sale value includes Rs. 20,96,000 received from directors against sixteen plots allotted to them. The excess of Rs. 8,37,66,033.41 between sale value and amount spent is shown as liabilities in accounts. Out of the sale value of Rs. 49,65,13,475.41 the Corporation has actually received Rs. 49,48,79,203.33 and balance amount of Rs. 16,34,272.08 of instalments is still to be received. This has no effect on profit and loss account as the land development activity is on no profit/no loss basis in terms of lease deed entered into between Government of India and the Corporation. During the year company has incurred Rs. 23,54,329.50 as Land development expenses.

(iii) Deendayal Port Authority has demanded Rs. 54,26,000 being share towards maintenance of central development works, which is disputed. However as a precautionary measure this is fully provided against which Rs. 5,00,000 has been paid.

NOTE '34'
Figures of previous year has been recasted / restated where necessary

for,
Ashok Chajjed and Associates
CHARTERED ACCOUNTANTS

for and on behalf of the Board
THE SINDHU RESETTLEMENT CORPORATION LIMITED

CA Deepa Bahroo
PARTNER
F.R.N. : 100641W
M.R.N : 122390

DATE : 26/08/2025
PLACE : GANDHIDHAM

PREM LALWANI
DIRECTOR
DIN : 03152002

HARISH KALYANI
DIRECTOR
DIN : 02836806

SHEWAK LAKHWANI
DIRECTOR
DIN : 06393857

THE SINDHU RESETTLEMENT CORPORATION LIMITED

Cash Flow Statement For The Year Ended 31st March 2025

(₹ In Thousand)

PARTICULARS	For the year Ended 31st March 2025		For the year Ended 31st March 2024	
	₹	₹	₹	₹
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax		1,34,873.32		51,088.14
Adjustments for :				
Addition				
Depreciation and amortisation	10,461.82		11,886.66	
Less :				
Interest income	(53,357.06)		(47,406.63)	
Profit on sale of Investments	(1,27,700.02)		(2,268.16)	
Profit on sale of Assets	(12.23)		(32,827.45)	
Upfront Fees And Non Refundable Deposits Written off	(16,784.09)		(16,784.09)	
Operating profit / (loss) before working capital changes		(1,87,391.57)		(87,399.67)
Changes in working capital :		(52,518.25)		(36,311.53)
Adjustments for (increase) / decrease in operating assets :				
Trade receivables	9,263.46		(2,847.57)	
Short-term loans and advances	(650.20)		327.82	
Long-term loans and advances	(6,956.69)		(44.44)	
Other current assets	(82,004.15)		37.95	
Other non-current assets	(3,84,271.36)		(1,55,879.34)	
Adjustments for increase / (decrease) in operating liabilities :				
Trade payables	85.05		136.43	
Other current liabilities	1,070.37		(732.66)	
Short-term provisions	7,530.38		11,673.52	
		(4,55,933.15)		(1,47,326.99)
Cash flow from extraordinary items		-		-
Cash generated from operations		(5,08,451.40)		(1,83,638.52)
Net income tax (paid) / refunds		(23,415.55)		(13,411.02)
Net cash flow from / (used in) operating activities (A)		(5,31,866.95)		(1,97,049.54)

THE SINDHU RESETTLEMENT CORPORATION LIMITED

Cash Flow Statement For The Year Ended 31st March 2025

(₹ In Thousand)

PARTICULARS	For the year Ended 31st March 2025		For the year Ended 31st March 2024	
	₹	₹	₹	₹
B. Cash flow from investing activities				
Interest Income	53,357.06		47,406.63	
Adjustment For Development Charges Incurred	(2,267.58)		(1,765.11)	
Profit On Redemption of Investments	1,27,700.02		2,268.16	
Profit On Sale of Fixed Assets	12.23		32,827.45	
(Purchase)/Sale of Current Investments	30,546.43		1,20,458.75	
(Purchase)/Sale of Non-Current Investments	2,34,261.97		1,00,596.73	
(Purchase)/Sale of Fixed Assets	(386.78)		1,263.90	
Net cash flow from / (used in) investing activities (B)		4,43,223.34		3,03,056.52

THE SINDHU RESETTLEMENT CORPORATION LIMITED

Cash Flow Statement For The Year Ended 31st March 2025

(₹ In Thousand)

PARTICULARS	For The Year Ended 31st March 2025		For The Year Ended 31st March 2024	
	₹	₹	₹	₹
C. Cash flow from financing activities				
Proceeds from issue of equity shares	500.00		1,000.00	
Proceeds from issue of preference shares				
Share application money received / (refunded)				
Proceeds from long-term borrowings	-		-	
Repayment of long-term borrowings	-		-	
Net increase / (decrease) in working capital borrowings	-		-	
Proceeds from other short-term borrowings	-		-	
Repayment of other short-term borrowings	-		-	
Finance cost	-		-	
Dividends paid	-		-	
Tax on dividend	-	500.00	-	1,000.00
Cash flow from extraordinary items				
Net cash flow from / (used in) financing activities (C)		500.00		1,000.00
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		(88,143.61)		1,07,006.98
Cash and cash equivalents at the beginning of the year		1,18,443.15		11,436.17
Effect of exchange differences on restatement of foreign currency Cash and cash equivalents		30,299.54		1,18,443.15
		-		-
Cash and cash equivalents at the end of the year		30,299.54		1,18,443.15
Reconciliation of Cash and cash equivalents with the Balance Sheet:				
Cash and cash equivalents as per Balance Sheet (Refer Note 17)				
Less: Bank balances not considered as Cash and cash equivalents as defined in AS 3 Cash Flow Statements (give details)				
Net Cash and cash equivalents (as defined in AS 3 Cash Flow Statements) included in Note 17				
Add: Current investments considered as part of Cash and cash equivalents (as defined in AS 3 Cash Flow Statements) (Refer Note (ii) to Note 14 Current Investments)				
Cash and cash equivalents at the end of the year *		30,299.54		1,18,443.15
* Comprises:				
(a) Cash on hand	126.66		146.36	
(b) Cheques, drafts on hand				
(c) Balances with banks				
(i) In current accounts	27,873.74		1,15,997.65	
(ii) In Unpaid Dividend Account	2,299.14		2,299.14	
(iii) In deposit accounts with original maturity of less than 3 months	-		-	
(d) Others (specify nature)	-		-	
(e) Current investments considered as part of Cash and cash equivalents (Refer Note (ii) to Note 14 Current investments)	-		-	
		30,299.54		1,18,443.15

Notes :

1) Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows.

for,

Ashok Chajjed and Associates

CHARTERED ACCOUNTANTS
F.R.N. : 100641W

CA Deepa Bahroo
PARTNER
M.R.N : 122390

DATE : 26/08/2025
PLACE : GANDHIDHAM

for and on behalf of the Board

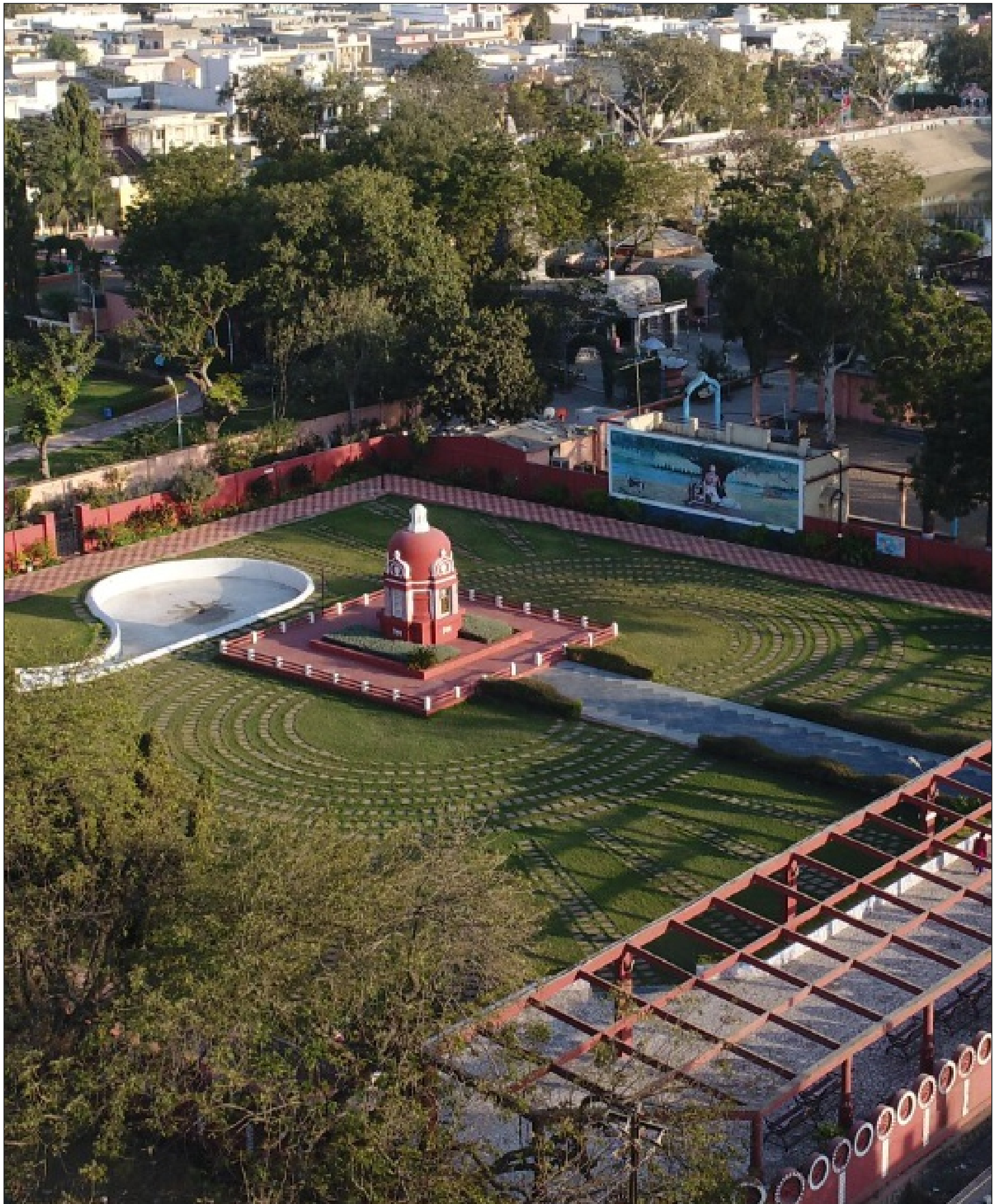
THE SINDHU RESETTLEMENT CORPORATION LIMITED

PREM LALWANI HARISH KALYANI SHEWAK LAKHWANI

Director Director Director
DIN : 03152002 DIN : 02836806 DIN : 06393857



Bhai Pratap Smarak at Adipur (Kutch)



Gandhi Samadhi At Adipur (Kutch)