THE SINDHU RESETTLEMENT CORPORATION LIMITED

ADIPUR (KUTCH) 370205

SRC AO Building at Adipur (Kutch)

78th ANNUAL REPORT

WITH STATEMENT OF ACCOUNTS FOR THE YEAR ENDED 31ST MARCH-2026.

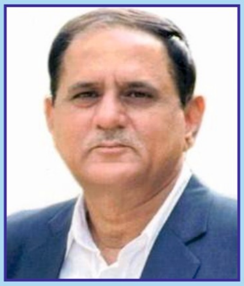
GOVERNMENT DIRECTORS

Shri Nilabhra Das Gupta

Shri Isaacs Gerard Baines

BOARD OF DIRECTORS

Shri Shewak Lakhwani
CHAIRMAN



Shri Lalit Vidhani

Shri Harichand Tharwani

Shri Harish Kalyani

Shri Nilesh Pandya

Shri Anil Chandnani

Shri Bharat Rajani

Shri Dhruv Daryani

Shri Kalpesh Ahuja

Shri Mahesh Lakhwani

THE SINDHU RESETTLEMENT CORPORATION LIMITED

ADIPUR (KUTCH)

Board of Directors

1. Shri. Shewak N. Lakhwani, Chairman
2. Shri Lalit L. Vidhani, Dy.Chairman
3. Shri Harichand L. Tharwani, C.E.O
4. Shri Harish P. Kalyani
5. Shri Nilesh M. Pandya
6. Shri Anil Chandnani
7. Shri Bharat Rajani
8. Shri Dhruv Daryani
9. Shri Kalpesh Ahuja
10. Shri Mahesh Lakhwnai

Government Directors:

1. Shri. Isaacs Gerard Baines
   Under Secretary
   Ministry of Shipping,
   New Delhi

2. Shri Nilabhra Das Gupta
   Dy. Chairman
   Deendayal Port Authority
   Gandhidham (Kutch).

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 Ltd.

Registered Office

Adipur (Kutch) 370205.

Annual General Meeting on Monday the 21st September, 2026 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, 2026.

Dear Shareholders,

On behalf of the Board of Directors, I extend a cordial welcome to all present at the 78th 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, 2026, has already been circulated to the members. With the consent of the members present, I shall take the same as read.

I. Highlights of Performance:

I. The Total income of the Company for Current Financial Year 2025 -26 is Rs. 13,54,66,687.36. Whereas the Total Income of the Company for Previous Financial Year 2024-25 was Rs. 22,67,07,882.90. Further Profit After-tax for the Current Financial Year is Rs. 2,85,09,288.96 Whereas the Profit After-tax for the Previous Financial Year was Rs. 11,20,29,852.81.

II. **Support to Sustainable Urban Public Transport Infrastructure**:

During the year, the Corporation reaffirmed its commitment to sustainable urban development and public welfare by approving, in principle, the allotment of approximately 6 acres of land in Adipur to Gandhidham Municipal Corporation for the establishment of a PM e-Bus Depot/Terminal and associated infrastructure under the PM e-Bus Sewa Scheme of the Government of India.

The proposed project aims to strengthen environmentally sustainable public transportation by facilitating the deployment and operation of electric buses, thereby promoting clean mobility, reducing carbon emissions, and improving urban connectivity in the Gandhidham–Adipur region. This initiative reflects the Corporation's continued commitment to supporting infrastructure projects of significant public importance while contributing to the nation's vision of sustainable and inclusive urban development.

III. Proposed Shopping Complex at TCPC Plot, Adipur:

During the year, the Corporation initiated a proposal for the development of a modern commercial shopping complex on its TCPC Plot situated at Ward No. 1-A, Adipur, with the objective of facilitating planned urban development and improving civic infrastructure. The project is being undertaken on a **'No Profit, No Loss'** basis in the larger public interest and in coordination with the **Deendayal Port Authority (DPA)** and the **Gandhidham Municipal Corporation (GMC)**.

The proposed project is intended to provide organized and permanent commercial accommodation to existing cabin holders presently occupying road-width areas, thereby enabling the removal of encroachments that impede road widening and other infrastructure development works. The project envisages the construction of a **Ground plus Two Floors** commercial complex comprising **222 shops**, together with modern amenities including lift and staircase facilities, separate common sanitation facilities for men and women on each floor, adequate parking space, generator backup, and comprehensive fire safety systems.

The shops in the proposed complex shall be allotted through a **transparent Draw of Lots system**, ensuring fairness and equal opportunity to all eligible beneficiaries. Upon implementation, the project is expected to contribute significantly towards planned urban development by facilitating infrastructure expansion, improving traffic management, enhancing the aesthetic character of the city, and providing safe, organized, and permanent commercial premises to existing cabin holders. The initiative reflects the Corporation's continued commitment to sustainable urban planning, orderly commercial development and public welfare.

IV. Swachh Bharat Initiative:

The Corporation remained steadfast in its commitment to environmental sustainability, public health, and community welfare by actively participating in the **Swachh Bharat Abhiyan** during the year under review. As a significant step towards promoting cleanliness and responsible waste management, the Corporation distributed **1,300 dustbins** across the Gandhidham–Adipur township at a total cost of **₹8,05,350**. The dustbins were provided to **street food vendors, public gardens, residential societies, religious places, hospitals, and other public places** to encourage scientific waste disposal practices, reduce littering, and promote a culture of cleanliness and civic responsibility. This initiative has contributed towards improving sanitation standards, enhancing public hygiene, and supporting the objectives of the Swachh Bharat Mission by fostering greater community participation in maintaining a clean and healthy urban environment.

Further demonstrating its unwavering commitment to the vision of a clean and healthy township, the Corporation, in close collaboration with the **Gandhidham Municipal Corporation**, undertook an extensive cleanliness drive for the removal of garbage, debris, and other waste from numerous vacant plots spread across the township. These plots, which had become vulnerable to indiscriminate dumping of waste, were restored to a cleaner and more hygienic condition, thereby improving the overall environment, public hygiene, and visual appeal of the locality.

These initiatives have not only contributed significantly towards enhancing the cleanliness and livability of Gandhidham–Adipur but have also reinforced the Corporation's enduring commitment to the national vision of the **Swachh Bharat Mission**. Through such meaningful public welfare initiatives, the Corporation continues to uphold its legacy of responsible governance, sustainable urban development, and dedicated service to the community. The Board firmly believes that a clean environment is the foundation of a healthy and progressive society, and the Corporation shall continue to undertake such impactful initiatives for the benefit of present and future generations.

V. Your Company is pleased to inform the shareholders that, pursuant to the recommendations of the Special Audit and as part of its ongoing digital transformation initiatives, it has undertaken large-scale digitization of records pertaining to the Land and Shares Departments. During the year under review, approximately **30,00,000 (Thirty Lakhs) pages** of legacy records were successfully digitized. This landmark initiative will facilitate secure preservation of invaluable historical records, enable quicker retrieval of documents, improve operational efficiency, minimize the risk of physical deterioration or loss of records, and significantly strengthen transparency, governance, and service delivery. The Board believes that this digital repository will serve as a robust foundation for efficient record management and enhanced stakeholder services in the years ahead.

VI. During the year under review, the Corporation successfully commercialized its prime plot admeasuring **1,443.32 sq. metres** earmarked for a Petrol Pump at Ward 12-B, Gandhidham by granting it on a long-term Leave and License basis to **HPCL** through a transparent bidding process. The arrangement fetches a monthly license fee of **₹7,90,000/- plus applicable GST**, resulting in a substantial increase in the Corporation's recurring revenue and reflecting the Board's commitment towards prudent asset monetization, sustainable financial growth, and maximization of shareholder value.

VII. During the year under review, the Corporation took several significant governance initiatives by developing and adopting comprehensive **Standard Operating Procedures (SOPs)** to strengthen transparency, regulatory compliance, and operational efficiency. These included an SOP for the **verification of identity and processing of claims of Overseas/Non-Resident Shareholders and Claimants**, ensuring a robust and legally compliant framework for handling such claims, and an SOP for **dealing with encroachments on the Corporation's properties**, aimed at ensuring uniform, transparent, and systematic action for the protection of the Corporation's valuable land assets. These initiatives reflect the Corporation's commitment to institutionalizing best governance practices and safeguarding the interests of its stakeholders.

VIII. 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. 7,68,188/- approx. in the Energy Consumption for the year 2025-2026.

IX. During the year under report, the Corporation undertook a review of its **Citizen's Charter**, which was originally formulated and adopted during the year **2025**, with a view to ensuring its continued relevance and effectiveness. The Charter reflects the Corporation's commitment to efficient, transparent and accountable service delivery. Guided by the spirit of Mahatma Gandhi's words on the importance of serving citizens, it defines the Corporation's vision, mission and service standards across its departments, prescribes timelines for the delivery of key services, and provides a structured grievance redressal mechanism. The review carried out during the year reaffirms the Corporation's commitment to responsiveness, quality, transparency and continuous improvement in meeting the expectations of its shareholders, citizens and other stakeholders.

X. 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 audit and submitted their findings for consideration by the management.

Your Corporation has formulated a comprehensive **Internal Control Policy** in line with the recommendations of the Special Audit to further strengthen its governance framework and institutional controls. The Policy establishes a structured system of internal checks and balances, promotes standardized documentation and approval processes, enhances monitoring of financial and operational transactions, and ensures greater accountability, transparency, and regulatory compliance. The Board believes that the implementation of this Policy will significantly improve operational efficiency, mitigate risks, and reinforce sound corporate governance across the Corporation.

XI. Rainwater Harvesting Theme Park at Adisar Park, Gandhidham:

During the year under review, the Corporation, in collaboration with the Center for Water and Sanitation (CWAS)-CRDF, CEPT University and the Gandhidham Municipal Corporation (GdMC), supported the development of Gujarat's first Rainwater Harvesting (RWH) Theme Park at Adisar Park, Adipur, Gandhidham. The initiative aims to promote awareness regarding rainwater harvesting, groundwater recharge and sustainable water management practices in the water-scarce Kachchh region.

The Theme Park comprises 14 demonstration models showcasing various rainwater harvesting and groundwater recharge techniques, including rooftop rainwater harvesting systems, recharge pits, recharge filter pits, artificial recharge tubewells, bioswales, permeable pavements and pond-based recharge systems. Informative displays and signage have also been provided to facilitate public awareness and learning.

The Theme Park serves as a public demonstration and knowledge centre for students, citizens, institutions and professionals, supporting awareness programmes, school visits, technical exposure programmes and training activities. The initiative reflects the Corporation's commitment towards environmental sustainability, water conservation, community engagement and long-term water security of Gandhidham and the wider Kachchh region.

XII. Cleaning and Restoration of Adisar Pond at Ward 2-A, Adipur.

During the year under review, the Corporation initiated steps for cleaning and restoration of Adisar Pond situated at Ward 2-A, Adipur, with a view to improving its cleanliness and restoring the pond environment. The proposed work includes dewatering of the existing water and removal of accumulated mud, fungus, garbage and other waste materials from the pond bed. The Corporation has also initiated the necessary tendering process for undertaking the cleaning work in accordance with its applicable procedures.

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 2025–2026, 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 2025–26:"

I. Maintenance of Public Library, Park and Memorial

Your Corporation continues to preserve and promote the rich cultural and historical heritage of the Sindhi community through the maintenance and upkeep of the **Prof. N.R. Malkani Public Library, Park, and Bhai Pratap Samadhi** at Adipur. These iconic landmarks, managed by the Corporation, serve as important centres of learning, remembrance, and community engagement, attracting visitors, researchers, and members of the public alike. The Corporation remains committed to maintaining these facilities in a clean, accessible, and dignified manner, thereby honouring the invaluable contributions of the late Bhai Pratap Dialdas and preserving the legacy of eminent personalities associated with the development of Gandhidham and Adipur for the benefit of present and future generations.

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.

III. International Yoga Day Celebration.

As part of its commitment to promoting health, wellness, and community well-being, the Corporation organized the **International Yoga Day** celebration at its **Saurabh Guest House, Adipur** during the year under review. The event was organized in collaboration with **Divine Life Hospital** and witnessed enthusiastic participation from a large number of residents, employees, and yoga enthusiasts. The programme aimed at creating awareness about the importance of yoga in leading a healthy and balanced lifestyle and reaffirmed the Corporation's commitment towards fostering physical, mental, and social well-being within the community through meaningful public welfare initiatives.

IV. Gandhidham Day Celebration.

During the year under review, the Corporation proudly hosted the Gandhidham Day Celebration at its Saurabh Guest House, Adipur, in collaboration with the Deendayal Port Authority (DPA) and the Gandhidham Municipal Corporation (GMC). The event brought together members of the community, dignitaries, and public representatives to commemorate the rich heritage and remarkable journey of Gandhidham. A vibrant cultural programme showcasing the region's traditions and artistic talent was organized, fostering a spirit of unity, cultural pride, and community participation. The successful celebration reaffirmed the Corporation's commitment to preserving the city's heritage and promoting social and cultural harmony through meaningful community initiatives.

V. The Shareholders will be pleased to know that, as part of the Company's continued commitment to community welfare and social development, the Company extended a financial contribution of **Rs. 11,11,111/-** towards the construction of a modern crematorium for the Gandhidham–Adipur Township. This landmark project, undertaken by The Gandhidham Chamber of Commerce & Industry in association with Deendayal Port Authority and Gandhidham Municipality, has fulfilled a long-felt civic need of the township. The crematorium is now fully operational and is being actively utilized by the residents, providing a dignified and well-equipped facility for the community. The Directors are proud that the Company's contribution has helped create a permanent public asset, reaffirming its longstanding commitment to the welfare, dignity, and sustainable development of the Gandhidham–Adipur Township.

VI. The Shareholders will be pleased to know that, in furtherance of the Company's commitment to promoting education and community development, the Company approved a financial contribution of **Rs. 11,11,111/-** to **Gandhidham Maitri Mandal, Adipur (Kutch)** towards the establishment of computer laboratories for its newly constructed **Maitri Maha Vidyalaya**. The contribution has been made to strengthen educational infrastructure, promote digital learning, and provide students with access to modern technological facilities. The Directors believe that investment in education is an investment in the future, and this initiative reflects the Company's continued commitment to supporting meaningful projects that contribute to the intellectual and social development of the Gandhidham–Adipur region.

VII. The Shareholders will be pleased to know that, as part of the Company's continued commitment to social responsibility and compassionate community service, the Company approved a financial contribution of **Rs. 5,11,111/-** to **Shri Gaushala Seva Samitee, Gandhidham (Kutch)** in support of its longstanding mission of animal welfare. The Gaushala, which has been serving the community for over six decades, provides shelter and care to more than 1,100 cows and is dedicated to the protection and welfare of stray and abandoned cattle. Through this contribution, the Company has extended its support towards the maintenance and sustainable development of the Gaushala, reaffirming its commitment to preserving values of compassion, environmental stewardship, and the welfare of all living beings.

4. **<u>Special Audit by C&AG empanelled Auditor: -</u>**

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. **<u>Annual Accounts</u>**

Sr No.	Particulars	31.03.2026 (In Rs.)	31.03.2025 (In Rs.)
1	Net Total Income	13,54,66,687.36	22,67,07,882.90
2	Less: Operating and Admin. Exps	8,45,75,345.29	8,13,72,740.28
3	Profit before depreciation and Taxes	5,08,91,342.07	14,53,35,142.62
4	Less: Depreciation	94,51,328.00	1,04,61,826.00
5	Add: Extraordinary/Exceptional Items		-

6	Profit before Tax (PBT)	4,14,40,014.07	13,48,73,316.62
7	Less: Taxes (including Current and Earlier years tax, deferred tax and fringe benefit tax)	1,29,30,725.11	2,28,43,463.81
8	Profit after Tax (PAT)	2,85,09,288.96	11,20,29,852.81
9	Balance brought forward from previous period	77,35,70,420.99	66,19,83,134.18
10	Less: Adjustment of opening liability in respect of employees benefits in accordance with AS-15		-
11	Less		
	Dividend paid for previous year (including Dividend distribution tax)		-
12	Less		
	Short provision for Income Tax		4,42,566.00
13	Net profit carried to Balance Sheet	80,20,79,709.95	77,35,70,420.99

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 under review, the Paid-up capital of the Company remained unchanged i.e Rs.1,54,70,000/- (15,470 Shares of Rs. 1000 each).

7. **Dividend**

The Board do not recommend Dividend for the Financial year 2025 – 2026.

8. **<u>Auditors report :</u>**

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:

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.

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.

3. **Virgin share transmission:**

   Out of total of 15,467 shares of SRC, 189 shares remain "Virgin" means against which plots yet not allotted. Of these, one case has been identified in which the **Succession Certificate** was revoked by the Hon'ble High Court of Bombay on the ground that it had been obtained by misrepresentation of facts. In another case, a petition for revocation of the Succession Certificate has been filed.

   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."

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

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

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

7. There are non-compliances of various provisions of Companies Act, 2013 including non maintains of statutory registers.

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

9. 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**	**F.Y. 2025-26**
1.	Lease income	2,50,94,262	2,45,93,403	2,53,88,998	2,55,21,047
	Increase in lease rent as compared to previous year	*-10,81,349 (-4.13%)*	*-5,00,859 (-2.00%)*	*7,95,595 (3.24%)*	*1,32,049 (0.52%)*
2.	**Debtors:**				
2.1	Debtors (without litigation)	71,14,482	63,90,142	80,93,320	55,80,778
	Increase in Debtors (without litigation) as	*-17,49,812 (-19.74%)*	*-7,24,340 (-10.18%)*	*17,03,178 (26.65%)*	*-25,12,542 (-31.04%)*

	compared to previous year				
2.2	Debtors (with litigation)	4,87,07,657	5,23,01,435	5,53,45,758	5,57,70,308
	Increase in Debtors (with litigation) as compared to previous year	*53,35,784 (12.30%)*	*35,93,778 (7.38%)*	*30,44,323 (5.82%)*	*4,24,550 (0.77%)*
2 (2.1+2.2)	**Total debtors**	**5,58,22,139**	**5,86,91,577**	**6,34,39,078**	**6,13,62,060**
	Increase in total debtors as compared to previous year	***35,85,972 (6.86%)***	***28,69,438 (5.14%)***	***47,47,501 (8.09%)***	***-20,77,018 (-3.27%)***
3.	**Provision for Doubtful debt**	**1,52,64,261**	**1,70,34,890**	**2,76,72,879**	**2,78,59,867**
	Increase in Provision for Doubtful debt as compared to previous year	*15,89,358 (11.62%)*	*17,70,629 (11.60%)*	*1,06,37,989 (62.45%)*	*1,86,988 (0.68%)*

Considering the above fact, it is noticed that The Company has failed to recover a sum of Rs. 6.13 crores and filed court cases for recovery of outstanding dues for a sum of Rs.5.58 crores as well as recovery of possession from allottees. Moreover, Interest due on the said outstanding amount for a sum of Rs. 4.10 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	14,91,898
Plot Allottees (Interest Accrued) (UNS) – Land	2,74,638
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.

10. 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/-.

11. 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.

12. 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.

13. 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/-

14. The company has transferred Rs. 4,84,860/- in unclaimed dividend account for the F.Y. 2017-18 to Investor Education and Protection Fund on 31.03.2026 which is due to be paid in F.Y. 2025-26. However, respective shares have not been transferred to Investor Education and Protection Fund.

15. The Company has recognized revenue amounting to ₹ 22.48 Lacs excluding GST from lease rent from customers during the year ended March 31, 2026. 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, 2026:

- **Revenue from Operations, Profit Before Tax, and Trade Receivables are overstated by ₹22.48 Lacs, ₹9.37 lacs and ₹13.11 lacs respectively**
- **The tax expense is overstated by ₹ 2.36 lacs, and Profit after tax for the year is overstated by ₹8.21 Lacs.**

This also results in an overstatement of Retained Earnings as at March 31, 2026.

Observation of Emphasis of Matter Paragraph of Audit Report

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.

Observation of Report on other Legal & Regulatory Requirements.

1. The company has transferred Rs. 4,84, 860/- in unclaimed dividend account for the F.Y. 2017-18 to Investor Education and Protection Fund on 31.03.2026 which is due to be paid in F.Y. 2025-26. However, respective shares have not been transferred to Investor Education and Protection Fund.

2. 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 from 14-02-2025. Further it is noted that audit trail is enabled at database level. The company is having 4 different users to record tally transactions however there is no maker checker control enabled, however, transaction level restriction is enable to avoid unauthorized changes.

   Based on information provided to us, the company has retained its edit log since inception i.e., from 14-02-2025.No comments can be made for edit log and database level changes before this date.

   SRC's response

   The comments of SRC on the observations raised in the Special Audit Report had already been forwarded to DPA vide this office letter dated 21/10/2024. However, no further communication or directions have been received from DPA/ MoPS in this regard.

   In view of the above, the management of the Company decided that the comments earlier submitted by SRC to DPA should be reviewed and duly vetted from the Accounts, Legal, and Companies Act perspectives. Accordingly, the Company has engaged the services of Sr. Advocates from Ahmedabad, to review the earlier comments, prepare updated responses, wherever required, and provide confirmation regarding their correctness and appropriateness from the Legal and Companies Act points of view, in conjunction with the accounting aspects. The matter is presently under process.

Other observations of Independent Auditor's report

1. During the course of audit, it is noticed that credit balances aggregating to Rs. 10,50,000 were found to be lying in the unidentified credits Account. The nature, source, and ownership of these credit balances could not be identified from the records made available for audit, and the balances remained unreconciled as at the year-end.

   Further, complaints were received from various shareholders/parties stating that they had deposited provisional development charges into the Accounts of SRC for initiating the procedure of allotment of Land; however, no payment receipts or acknowledgements had been issued to them. Based on the information and explanations made available to us, such receipts had not been identified and credited to the respective shareholders'/parties' accounts and were instead reflected in the Suspense Account.

   In view of the above, we were unable to obtain sufficient appropriate audit evidence regarding the completeness, accuracy, and appropriateness of the accounting treatment of the aforesaid receipts and the related balances appearing in the financial statements. Consequently, the impact thereof, if any, on the financial statements could not be determined.

   SRC's response

   There are unidentified credits having net balance of Rs. 10,50,000.00 received in BOB Adipur and HDFC Bank Adipur during the period which is credited by various parties who are claiming to be shareholders / legal heirs, seeking allotment of plots that had been earmarked through the Draw of Lots conducted during 1993–2000.The earmarking of plots made in the year 2000 was for internal assessment of availability of plots.

   The Letters of Intent (LOIs) issued to 16 out of 41 plots earmarked were provisional in nature and were subject to fulfillment of prescribed conditions including payment of Development Charges within the stipulated period of 3 months as mentioned in LOI and in remaining 25 cases the respective shares were not transmitted / transferred in the name of legal heirs due to non- completion of transfer/transmission formalities. In all such cases, despite the lapse of more than 25 years, the requisite conditions remained unfulfilled.

The plots were earmarked about 25 years ago under the shareholding qualification criteria then in force. Since the Board revised the shareholding qualification on 18.04.2011, consequently the change in the shareholding qualification criteria also necessitated the cancellation of the earlier earmarked plots, so that there is a uniformity for all other virgin shareholders in respect of eligibility criteria.

Considering the above facts, the Executive Committee, in December 2025, approved cancellation of the earmarking/LOIs in such cases. The Corporation has also obtained an independent legal opinion confirming that such cancellation is legally valid and enforceable, as no vested or enforceable right had accrued in favour of the concerned shareholders or their legal heirs. However, the further action has been kept in abeyance until further consideration by the Board as directed by the Government Director.

Since the amounts so received have been deposited after cancellation of the earmarking, the receipts have not been recognized as Development Charges or revenue as no demand was made in such cases. Pending final determination by the competent authority, the amount of Rs. 10.50 lakh has been disclosed under Other Payables (Unidentified Credits).

During the financial year 2026-2027, an amount of Rs. 7.00 lakh has been refunded to the concerned claimants whose bank account details could be verified from respective Banks. The balance amount shall be refunded as and when the requisite bank account details of the remaining claimants are made available.

2. 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. 3,650 from shareholders.

SRC's response

The Board of Director's in its 475[th] Meeting held on 15/07/2026 had revised the fees for issuance of Duplicate Share Certificate to Rs. 50/- plus GST

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:**

The Company has taken note of the observations/findings contained in the Statutory Audit and Special Audit Reports and is taking necessary steps to strengthen its **Internal Financial Controls**. Accordingly, appropriate measures are being undertaken to address the observations and strengthen the Company's internal control framework.

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 2025-2026 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 2025-2026 **SEVEN** 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.	17.04.2025	5	5
2.	31.05.2025	5	5

3.	08.07.2025	5	5
4.	25.08.2025	5	5
5.	17.11.2025	10	9
6.	22.12.2025	10	9
7.	31.01.2026	10	10

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

SR NO.	NAME OF DIRECTORS	17.04.2025	31.05.2025	08.07.2025	25.08.2025	17.11.2025	22.12.2025	31.01.2026
1.	Shri Prem S. Lalwani	√	√	√	√	NA	NA	NA
2.	Shri Harish P. Kalyani	√	√	√	√	x	√	√
3.	Shri Naresh H. Bulchandani	Through V.C.	√	√	√	NA	NA	NA
4.	Shri Nilesh M. Pandya	√	√	√	√	√	√	√
5.	Shri Shewak N. Lakhwani	√	√(Thru VC)	√	√	√	√	√
6	Shri Harichand Tharwani	NA	NA	NA	NA	√	√	√
7	Shri Lalit Vidhani	NA	NA	NA	NA	√	x	√
8	Shri Mahesh Lakhwani	NA	NA	NA	NA	√	√	√
9	Shri Dhruv Daryani	NA	NA	NA	NA	√	√	√
10	Shri Bharat Rajani	NA	NA	NA	NA	√	√	√
11	Shri Anil Chandnani	NA	NA	NA	NA	√	√	√
12	Shri Kalpesh Ahuja	NA	NA	NA	NA	√	√	√

During the financial year 2025-2026 **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.	24.03.2026	4	4

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

Name of Directors	24.03.2026
Shri Nilesh M. Pandya	√
Shri Harichand L. Tharwani	√
Shri Lalit L. Vidhani	√
Shri Dhruv Daryani	√

13. **<u>Board Meetings held during the Year and attendance of Directors:</u>**

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.	08.07.2025	7	6
2.	25.07.2025	7	6
3.	12.08.2025	7	6
4.	26.08.2025	7	7
5.	29.09.2025	7	5
6.	29.10.2025	13	11
7.	08.12.2025	12	10
8.	18.03.2026	12	10

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

SR NO.	NAME OF DIRECTOR	8TH JULY, 2025	25TH JULY, 2025	12TH AUGUST,2025	26TH AUGUST,2025	29TH SEPT., 2025	29TH OCT., 2025	08TH DEC., 2025	18TH MARCH, 2026
1.	Shri Prem S. Lalwani	√	√	√	√	√	√	NA	NA
2.	Shri Harish P. Kalyani	√	√	√	√	√	√	√	√
3.	Shri Naresh H. Bulchandani	√	√	√	√	√	NA	NA	NA
4.	Shri Nilesh M. Pandya	√	Through VC	√	√	√	√	√	√
5.	Shri Shewak N. Lakhwani	√	√	√	√	√	√	√	√
6	Shri Harichand L. Tharwani	NA	NA	NA	NA	NA	√	√	√
7	Shri Lalit L. Vidhani	NA	NA	NA	NA	NA	√	√	√
8	Shri Bharat M. Rajani	NA	NA	NA	NA	NA	√	√	√
9	Shri Anil .G. Chandnani	NA	NA	NA	NA	NA	√	√	√
10	Shri Dhruv L. Daryani	NA	NA	NA	NA	NA	√	√	x
11	Shri Mahesh Lakhwani	NA	NA	NA	NA	NA	√	√	√
12	Shri Kalpesh Ahuja	NA	NA	NA	NA	NA	√	√	√
13	Shri Velkuru Raveendra Reddy (Chief Engg. DPA)	x	x	NA	NA	NA	NA	NA	NA
14	Shri I. G. Baines (Under Secretary, MOPS Eco.)	√	√ (Through VC)	√ (Through VC)	√ (Through VC)	x	x	x	x
15	Shri Nilabhra Dasgupta (Dy. Chairman, DIA)	NA	NA	x	√ (Through VC)	x	x	x	√ (on VC)

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. **Non-filling of Vacant Post**:

During the year under review, a vacancy arose on the Board of Directors of the Corporation consequent upon the resignation of Shri Prem Lalwani with effect from 24th October, 2025. The Board, after considering the existing composition of the Board and the applicable provisions of the Companies Act, 2013 and the Articles of Association of the Corporation, if any has decided to allow the said vacancy to remain vacant/unfilled at this stage. Accordingly, no appointment is proposed to be made against the said vacancy at the ensuing Annual General Meeting. In view of three Directors retiring by rotation at the ensuring AGM, election will be held for three positions of the Board of Directors as mentioned under Point No.18.

18. **Retirement of Directors:**

In accordance with the provisions of Section 152 of the Companies Act, 2013, read with the Articles of Association of the Corporation, three Directors are liable to retire by rotation and, being eligible, has offered himself for re-election at the ensuing Annual General Meeting.

The details of the Directors liable to retire by rotation are as under:

1. Shri Harish P. Kalyani
2. Shri Shewak N. Lakhwani
3. Shri Lalit L. Vidhani

19. **<u>Directors' Responsibility Statement</u>**

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, 2026, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;

b) The Directors 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 Corporation as at **31st March, 2026**, and of its profit for the financial year ended on that date.;

c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Corporation and for preventing and detecting fraud and other irregularities;

d) The Directors have prepared the annual financial statements on a going concern basis.

e) The Board has taken note of the observations and findings contained in the Reports of the Statutory Auditors and the Special Auditors. Based on the recommendations arising therefrom, the Corporation has initiated measures to further strengthen its governance framework and internal control environment, including the formulation and implementation of a comprehensive **Internal Control Policy**. The Directors affirm that appropriate internal financial controls have been laid down by the Corporation and that continuous efforts are being made to strengthen and enhance the effectiveness of such controls commensurate with the size and nature of its operations.

f) The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.;

20. **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 Chhajed & Associates, Chartered Accountants, Ahmedabad (Firm Registration No. 100641W)**, were re-appointed as the Statutory Auditors of the Company for a term of five (5) consecutive years, commencing from the conclusion of the 77th Annual General Meeting and continuing until the conclusion of the 82nd Annual General Meeting of the Company to be held for the financial year 2029–30.

The Statutory Auditors shall be paid a professional fee of **₹1,49,000/- (Rupees One Lakh Forty-Nine Thousand only)**, plus applicable taxes and reimbursement of out-of-pocket expenses, if any, incurred in connection with the statutory audit, for the financial year 2025–26 onwards.

Any revision in the professional fee for subsequent financial years during the tenure of appointment shall be mutually agreed upon between the Board of Directors and the Statutory Auditors from time to time, based on the scope of work and prevailing circumstances.

21. **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.

22. **<u>Conservation of Energy, Technology absorption and Foreign Exchange and Outgo:</u>**

Please refer Point Eight 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.

23. **<u>Details of directors or KMP who were appointed or have resigned during the year:</u>**

Sr. no.	Name of the KMP or Director	Designation	Date of appointment/ Confirmation	Date of Resignation/ Cessation
1.	Shri. Naresh H. Bulchandani	Director	24.07.2007	19.10.2025 (Not Re-appointed in AGM)
2.	Shri Prem S. Lalwani	Director	27.10.1995	Resignation w.e.f 24.10.2025
3.	Shri Nilesh M. Pandya	Director	19.10.2025 Re-appointed at AGM	NA
4.	Shri Harichand L. Tharwani	Director	19.10.2025 Appointed at AGM	NA
5.	Shri Lalit L. Vidhani	Director	19.10.2025 Appointed at AGM	NA
6.	Shri Bharat M. Rajani	Director	19.10.2025 Appointed at AGM	NA
7.	Shri Mahesh Lakhwani	Director	19.10.2025 Appointed at AGM	NA

8.	Shri Dhruv L. Daryani	Director	19.10.2025 Appointed at AGM	NA
9.	Shri Anil Gope Chandnani	Director	19.10.2025 Appointed at AGM	NA
10	Shri Kalpesh Ahuja	Director	19.10.2025 Appointed at AGM	NA
11.	Shri Nilabhra Jayant Das Gupta	Government Director	28.07.2025	NA
12.	Shri Baines Gerard Isaacs.	Government Director	28.05.2025	NA
13.	Shri Velkuru R. Reddy.	Government Director	28.03.2025	28.07.2025

24. **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

25. **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.

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

The Company is committed to providing a safe, secure and dignified workplace for all its employees. During the financial year 2025–26, the Company constituted the **Internal Committee (POSH Committee)** in accordance with the provisions of the Sexual

Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, for the prevention, prohibition and redressal of complaints relating to sexual harassment at the workplace.

During the financial year under review, no complaint of sexual harassment was received by the Internal Committee. Accordingly, no complaint was pending either at the beginning or at the end of the financial year.

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

27. **<u>Statement that Company has complied with Maternity Benefit Act.</u>**

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

28. **<u>Number of employees as on the closure of financial year</u>**:

Sr. No	Particulars	Regular	Consolidated	Contractual	Temporary
1.	Female	5	3	3	6
2.	Male	17	13	7	4
3.	Transgender	-	-	-	-
Total		**22**	**16**	**10**	**10**

29. **<u>Public Deposit:</u>**

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.

30. **<u>Regulatory Orders:</u>**

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.

31. **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.

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

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

33. **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 are 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.

34. **Reserves**:

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

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

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

36. **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.

37. **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.

38. **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).

39. **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.

40. **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.

41. **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.

Harichand L. Tharwani	Nilesh M. Pandya	Mahesh Lakhwani
Director	Director	Director
Din: 00938673	Din: 10312936	DIN: 11290105

Place: Adipur (Kutch).
Date: 15.08.2026

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 2026, Statement of Profit and Loss, statement of changes in equity and Statement of Cash Flows for the year ended on 31st March 2026 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 ,2026 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 empanelled auditors and its objections:**

   A special Audit was conducted by the Comptroller and Auditor general (C&AG) empanelled auditor for the financial years 2017-18 to 2023-24in the F.Y. 2024-25. 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 ofexecution 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.Of these, one case has been identified in which the **Succession Certificate** was revoked by the Hon'ble High Court of Bombay on the ground that it had been obtained by misrepresentation of facts. In another case, a petition for revocation of the Succession Certificate has been filed.

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 andplots.

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 non-compliances of various provisions of CompaniesAct, 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 Bulchndani (one of the director),relative of director is one of the Partnerwhich 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**	**F.Y. 2025-26**
1.	Lease income	2,50,94,262	2,45,93,403	2,53,88,998	2,55,21,047
	Increase in lease rent as compared to previous year	*-10,81,349 (-4.13%)*	*-5,00,859 (-2.00%)*	*7,95,595 (3.24%)*	*1,32,049 (0.52%)*
2.	**Debtors:**				
2.1	Debtors (without litigation)	71,14,482	63,90,142	80,93,320	55,80,778

	Increase in Debtors (without litigation) as compared to previous year	*-17,49,812 (-19.74%)*	*-7,24,340 (-10.18%)*	*17,03,178 (26.65%)*	*-25,12,542 (-31.04%)*
2.2	Debtors (with litigation)	4,87,07,657	5,23,01,435	5,53,45,758	5,57,70,308
	Increase in Debtors (with litigation) as compared to previous year	*53,35,784 (12.30%)*	*35,93,778 (7.38%)*	*30,44,323 (5.82%)*	*4,24,550 (0.77%)*
2 (2.1+2.2)	**Total debtors**	**5,58,22,139**	**5,86,91,577**	**6,34,39,078**	**6,13,62,060**
	Increase in total debtors as compared to previous year	***35,85,972 (6.86%)***	***28,69,438 (5.14%)***	***47,47,501 (8.09%)***	***-20,77,018 (-3.27%)***
3.	**Provision for Doubtful debt**	**1,52,64,261**	**1,70,34,890**	**2,76,72,879**	**2,78,59,867**
	Increase in Provision for Doubtful debt as compared to previous year	*15,89,358 (11.62%)*	*17,70,629 (11.60%)*	*1,06,37,989 (62.45%)*	*1,86,988 (0.68%)*

Considering the above fact, it is noticed that The Company has failed to recover a sum of Rs. 6.13 crores and filed court cases for recovery of outstanding dues for a sum of Rs.5.58 crores as well as recovery of possession from allottees. Moreover, Interest due on the said outstanding amount for a sum of Rs. 4.10 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	14,91,898
Plot Allottees (Interest Accrued) (UNS) – Land	2,74,638
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, LaborCess 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. 4,84,860/- in unclaimed dividend account for the F.Y. 2017-18 to Investor Education and Protection Fund on 31.03.2026 which is due to be paid in F.Y. 2025-26. However, respective shares have not been transferred to Investor Education and Protection Fund.

8. The Company has recognized revenue amounting to ₹ 22.48 Lacs excluding GST from lease rent from customers during the year ended March 31, 2026. 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, 2026:

- **Revenue from Operations, Profit Before Tax, and Trade Receivables are overstated by ₹22.48 Lacs, ₹9.37 lacs and ₹13.11 lacs respectively**
- **The tax expense is overstated by ₹ 2.36 lacs, and Profit after tax for the year is overstated by ₹8.21 Lacs.**

This also results in an overstatement of Retained Earnings as at March 31, 2026.

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 LtdR 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.

3. During the course of audit, it is noticed that credit balances aggregating to Rs. 10,50,000 were found to be lying in the unidentified credits Account. The nature, source, and ownership of these credit balances could not be identified from the records made available for audit, and the balances remained unreconciled as at the year-end.

   Further, complaints were received from various shareholders/parties stating that they had deposited provisional development charges into the Accounts of SRC for initiating the procedure of allotment of Land; however, no payment receipts or acknowledgements had been issued to them. Based on the information and explanations made available to us, such receipts had not been identified and credited to the respective shareholders'/parties' accounts and were instead reflected in the Suspense Account.

   In view of the above, we were unable to obtain sufficient appropriate audit evidence regarding the completeness, accuracy, and appropriateness of the accounting treatment of the aforesaid receipts and the related balances appearing in the financial statements. Consequently, the impact thereof, if any, on the financial statements could not be determined.

Responsibilities of Management And Those Charged With Governance ForThe 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.

ln 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 l43 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. 4,84,860/- in unclaimed dividend account for the F.Y. 2017-18 to Investor Education and Protection Fund on 31.03.2026 which is due to be paid in F.Y. 2025-26. 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.3,650 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 misstatement.

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. 2025-26.

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 from 14-02-2025. Further it is noted that audit trail is enabled at database level. The company is having 4 different users to record tally transactions however there is no maker checker control enabled,however, transaction level restriction is enable to avoid unauthorized changes.

Based on information provided to us, the company has retained its edit log since inception i.e., from 14-02-2025.No comments can be made for edit log and database level changes before this date.

For,
Ashok Chhajed and Associates
Chartered Accountants

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

Date: 15/08/2026
Place: Ahmedabad
UDIN:

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 2026 we report that :

i) **(a)**

- The company has not maintained proper records showing full particulars, including quantitative details and situation of all fixed assets. The company does not maintain physical fixed asset register. However, updation work of fixed asset register is in progress and latest procurements are recorded with necessary details as verified. 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 ourexamination 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 statue	**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	1,65,03,838	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	9,02,210	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	25,51,379	Commissioner of Appellate Tribunal
Income Tax Act, 1961	Income Tax	A.Y.2024-25	5,29,720	Assessing Officer
Income Tax Act, 1961	Income Tax	A.Y. 2025-26	4,90,850	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:15/08/2026
Place: Ahmedabad
UDIN:

"Annexure B" To the Independent Auditor's Report of Even Date OnThe 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 (l) 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:**
   - Issue of work order after negotiation with L1 bidder only
   - 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. However, filling of PAS – 6 of F.Y. 2025-26 is compiled as per requirements.
   - 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 Issue of work order after negotiation with L1 bidder only:

It was observed that the work order was awarded based solely on negotiations with the L1 bidder, without extending the negotiation process to the L2 and L3 bidders, which may affect transparency and competitiveness in the procurement process.

1.2 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.

1.3 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.

In compliance with this special audit para, company has initiated digitization of record in F.Y. 2025-26 which is under process at the time of audit and approx. 30 lakh pages are processed.

1.4 Land Encroachment:

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

1.5 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.

1.6 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.

1.7 Centralized Stakeholders complain register is not maintained:

During the review of the grievance redressal process for stakeholders (including shareholders, vendors, and leaseholders), itwas noted that the Company does not maintain a formal Complaint Register or a centralized tracking log. Currently, complaints are received and physically attached to respective individual files.

1.8 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.

During the year, it is noted that restricted access as per delegation of power is provided and verified to employees for compliance with the para given in Special audit report.

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.

3. **Non-Compliance with Delegation of Powers:**

   The Special Audit Reports for F.Y. 2017-18 to F.Y. 2023-24 identified the following instances of non-compliance with the approved Delegation of Powers:

   - **Repairs to AO Building (F.Y. 2020-21)**: Expenditure of Rs. **7,56,885** was approved by the General Manager, although the approval was beyond the delegated authority.
   - **Repairs to Sindhu Baug (F.Y. 2023-24)**: Against the original estimated cost of Rs. 22.50 lakh, additional work amounting to Rs. 4,31,455 (19.17%) was executed. As per Resolution No. 6214 dated 25.01.2024, extra work exceeding 10% and up to 30% of the original work order requires Executive Committee approval. However, the additional work was approved by the General Manager.
   - **Repairs to Commercial Building (Adisar Pond) (F.Y. 2018-19)**: Renovation work amounting to Rs. 8,75,000 required Chairperson's approval as per Resolutions No. 6212, 6213, and 6214. However, the expenditure was approved by the General Manager.
   - **Repairs to Commercial Building (F.Y. 2023-24)**: The original work costing Rs. 16,77,606 was approved by the Executive Committee. Subsequently, extra items amounting to Rs. 1,44,991 (9.67%) were included in the RA Bill. As per Resolution No. 6213 dated 25.01.2024, additions up to 10% of the original work order require Chairperson's approval. However, approval was obtained only from the General Manager.
   - **Commercial Construction at Plot No. 299, Ward-12B**: Foundation work was awarded to M/s Mohandas V. Rajani for Rs. 28,34,586. Subsequently, additional work of Rs. 10,37,481 (36.60%) was sanctioned by the General Manager. As per Resolutions No. 6212, 6213, and 6214 dated

25.01.2024, such an increase required Board of Directors' approval, which was not obtained.

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: 10641W
Date: 15/08/2026
Place: Ahmedabad
UDIN:

THE SINDHU RESETTLEMENT CORPORATION LIMITED

BALANCE SHEET AS ON 31st March 2026

(₹ In Thousand)

	PARTICULARS	Note No.	As At 31st March 2026		As At 31st March 2025	
			₹	₹	₹	₹
I.	**EQUITY AND LIABILITIES**					
1.	**Shareholders' Funds**					
	(a) Share Capital	3	15,800.20		15,800.20	
	(b) Reserves And Surplus	4	8,26,309.40		7,97,800.11	
	(c) Money Received Against Share Warrants		-		-	
				8,42,109.60		**8,13,600.31**
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	8,270.18		8,011.82	
	(c) Other Long Term Liabilities	6	3,79,683.11		3,98,238.32	
	(d) Long-Term Provisions		-		-	
				3,87,953.29		**4,06,250.13**
4.	**Current Liabilities**					
	(a) Short Term Borrowings		-		-	
	(b) Trade Payables	7				
	Total Outstanding Dues of Micro Enterprises And Small Enterprises		-		-	
	Total Outstanding Dues of Creditors Other Than Micro And Small Enterprises		5,875.57		6,515.05	
	(c) Other Current Liabilities	8	9,795.43		9,981.22	
	(d) Short Term Provisions	9	22,775.48		31,004.42	
				38,446.48		**47,500.69**
	TOTAL			**12,68,509.37**		**12,67,351.13**
II	**ASSETS**					
1.	**Non-Current Assets**					
	(a) Property, Plant and Equipment and Intangible Assets	10				
	(i) Property, Plant and Equipment		1,77,675.37		1,83,357.10	
	(ii) Intangible Assets		-		-	
	(iii) Capital Work-In-Progress		748.50		748.50	
	(iv) Intangible Assets Under Development		-		-	
	(b) Non-current investments	11	491.95		70,810.95	
	(c) Deferred Tax Assets (net)		-		-	
	(d) Long-Term Loans And Advances	12	40,128.47		52,186.85	
	(e) Other Non-Current Assets	13	5,99,809.60		4,36,112.00	
				8,18,853.89		**7,43,215.40**
2.	**Current Assets**					
	(a) Current Investments	14	-		-	
	(b) Inventories	15	2,666.70		2,666.70	
	(c) Trade Receivables	16	36,748.44		55,378.04	
	(d) Cash And Cash Equivalants	17	4,07,393.32		3,80,899.53	
	(e) Short-Term Loans And Advances	18	2,783.99		1,394.45	
	(f) Other Current Assets	19	63.02		83,797.01	
				4,49,655.47		**5,24,135.73**
	TOTAL			**12,68,509.37**		**12,67,351.13**
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

Harichand L. Tharwani
Director
Din: 00938673

Nilesh M. Pandya
Director
Din: 10312936

Mahesh Lakhwani
Director
DIN: 11290105

DATE : 15/08/2026

PLACE : GANDHIDHAM

UDIN :

THE SINDHU RESETTLEMENT CORPORATION LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON 31st March 2026

(₹ In Thousand)

	PARTICULARS	Note No.	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
			₹	₹	₹	₹
I	**REVENUE FROM OPERATIONS**					
	Sale of Products	20	-		-	
	Sale of Services		44,502.46		42,173.09	
	Other Operating Revenues		7,613.53	52,116.00	2,897.60	45,070.69
	Less : Excise Duty & Service Tax					
II	Other Income	21		83,350.69		1,81,637.20
III	**Total Income (I + II)**			**1,35,466.69**		**2,26,707.88**
IV	**Expenses**					
	Cost of Materials Consumed	22	-		-	
	Purchases of Stock-in-Trade					
	Changes In Inventories of Finished Goods, Work-In-Progress And Stock-In-Trade		-		-	
	Employee Benefits Expense	23	46,048.99		41,010.10	
	Finance Costs		-		-	
	Depreciation and Amortization Expense	10	9,451.33		10,461.82	
	Other Expense	24	38,526.36		40,362.64	
	Total Expense			**94,026.68**		**91,834.56**
V	**Profit Before Exceptional And Extraordinary Items And Tax (III-IV)**			**41,440.01**		**1,34,873.32**
VI	**Exceptional Items**			-		-
VII.	**Profit Before Extraordinary Items And Tax (V-VI)**			**41,440.01**		**1,34,873.32**
VIII	**Extraordinary Items - Gain / (Loss)**			-		-
IX	**Profit Before Tax (VII-VIII)**			**41,440.01**		**1,34,873.32**
X	**Tax Expense**					
	(1) Current tax		12,672.37		22,972.99	
	(2) Deferred tax		258.36		(129.52)	
				12,930.73		**22,843.46**
XI	**Profit/(Loss) For The Period From Continuing Operations (IX - X)**			**28,509.29**		**1,12,029.86**
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)**			**28,509.29**		**1,12,029.86**
XVI	**Earnings per equity share:**					
	(1) Basic			1.84		7.24
	(2) Diluted			-		-
	Significant accounting policies and notes to accounts	1-34				

for,
Ashok Chajjed and Associates
CHARTERED ACCOUNTANTS
F.R.N. : 100641W

CA Deepa Bahroo
PARTNER
M.R.N : 122390

DATE : 15/08/2026
PLACE : GANDHIDHAM
UDIN :

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

Harichand L. Tharwani	Nilesh M. Pandya	Mahesh Lakhwani
Director	Director	Director
Din: 00938673	Din: 10312936	DIN: 11290105

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31st March 2026

1] 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.

2] 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 classifed 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 recoginised 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. 2025-2026	F.Y. 2024-2025
(a)	**Change In Defined Benefit Obligation With Respect To Gratuity**		
	Present value of defined benefit obligation as at beginning of the year	23,221.70	22,307.34
	Interest cost	1,327.82	1,459.50
	Current service cost	480.18	666.95
	Benefit paid	(5,587.42)	(3,385.95)
	Past service cost	-	-
	Curtailments	-	-
	Actuarial (gain)/loss	232.90	2,173.86
	Present value of defined benefit obligation as at end of the year	19,675.18	23,221.70
(b)	**Change In The Fair Value of Assets With Respect To Gratuity**		
	Fair Value of plan assets as at beginning of the year	22,803.09	21,231.51
	Adjustment to Opening Balance	-0.00	0.15
	Expected return on plan assets	1,482.07	1,519.11
	Contributions by the employer	2,815.70	3,474.89
	Cash at Bank	-	-
	Benefits paid	(5,587.42)	(3,385.95)
	Bank charges	(1.23)	(2.20)
	Acturial gain/(loss)	96.92	(34.42)
	Fair Value of plan assets as at end of the year	21,609.14	22,803.09
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	19,675.18	23,221.70
	Fair Value of plan assets as at end of the year	21,609.14	22,803.09
	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	-1,933.96	418.61

	PARTICULARS	F.Y. 2025-2026	F.Y. 2024-2025
d)	**Amount Recognised In The Balance Sheet With Respect To Gratuity**		
	Present value of defined benefit obligation as at end of the year	19675.18	23221.70
	Fair value of plan assets at end of the year	21609.14	22803.09
	Net liability/(assets) recognised in the balance sheet	-1933.96	418.61
e)	**Expenses Recognised In Profit & Loss Account With Respect To Gratuity**		
	Current service cost	480.18	666.95
	Past service cost	0.00	0.00
	Interest cost on obligation	1327.82	1459.50
	Expected return on plan assets	(1,482.07)	(1,519.11)
	Settlement cost/(credit)	0.00	0.00
	Net actuarial (gain)/loss	135.98	2208.28
	Total expenditure recognised in the statement of profit and loss account	461.90	2815.62
f)	**Actual Return On Plan Assets With Respect To Gratuity**		
	Expected return on plan assets	(1,482.07)	(1,519.11)
	Actuarial gain/(loss) on plan assets	135.98	2208.28
	Actual return on plan assets	(1,346.09)	689.17
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 Acturial Assumptions Used With Respect To Gratuity**		
	Discount rate (p.a)	7.06%	6.50%
	Expected rate of return on plan assets (p.a)	6.92%	7.14%

(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 recoginised 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 certainity 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 certainity 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 cerdit 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 2026		As At 31st March 2025	
	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	15,470.00	15,470.00
(Previous Year : 15,470 Equity Shares of Rs. 1,000/- Each)				
Shares Forfeited		330.20		330.20
TOTAL	**15,470.00**	**15,800.20**	**15,470.00**	**15,800.20**

Reconciliation of Shares :	Nos.	Amt. (Rs.)	Nos.	Amt. (Rs.)
Opening Share Capital	**15,470.00**	**15,470.00**	**15,469.00**	**15,469.00**
Add : Shares Issued During The Year	-	-	1.00	1.00
Add : Bonus Shares Issued	-	-	-	-
Total	15,470.00	15,470.00	15,470.00	15,470.00
Less : Buy Back of Shares	-	-	-	-
Less : Reduction In Capital	-	-	-	-
Closing Share Capital	**15,470.00**	**15,470.00**	**15,470.00**	**15,470.00**

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 2026**

Promoter Name	No. of Shares	% of total shares	% Change during the year
Government of India	5000	32.32%	-
Anil Gope Chandnani	11	0.07%	100%
Aura Suraj Godhwani (Baby)	1	0.01%	100%
Bhagwan N. Lakhwani	1	0.01%	0%
Bharat Rajani	5	0.03%	100%
Bharat Shewakram Lakhwani	20	0.13%	0%
Bharat Tharwani	5	0.03%	-73.68%
Deepak Lalchand Vidhani	1	0.01%	100%
Dhruv L. Daryani	5	0.03%	100%
Dhruv L. Daryani(Minor), Laxman H. Daryani, Kapil L. Daryani, Sonu L. Daryani	2	0.01%	100%
Divay Harish Kalyani	1	0.01%	0%
Girdhar Lalchand Vidhani	1	0.01%	100%
Haresh N. Lakhwani	19	0.12%	0%
Haresh N. Lakhwani & Rajni Harsh Lakhwani	2	0.01%	0%
Harichand Laxmichand Tharwani	5	0.03%	100%
Harish P. Kalyani	5	0.03%	0%
Harish P. Kalyani & Manju H. Kalyani	6	0.04%	0%
Jaiprakash Lakhwani	18	0.12%	-18.18%
Jyoti Shewak Lakhwani	23	0.15%	0%
Kalpesh Ahuja	5	0.03%	100%

Promoter Name	No. of Shares	% of total shares	% Change during the year
Kamlesh Tharwani	1	0.01%	100%
Kapil Laxman Daryani	1	0.01%	100%
Khushbu Jaiprakash Lakhwani	25	0.16%	0%
Lakhwani Jaiprakash S HUF	1	0.01%	100%
Lalit L. Vidhani	6	0.04%	100%
Laxman H. Daryani	2	0.01%	100%
Leena Mulchand Rajani	1	0.01%	100%
Mahesh Mohandas Lakhwani	5	0.03%	100%
Mamta L. Vidhani	1	0.01%	100%
Meena Tharwani	3	0.02%	100%
Netika Suraj Godhwani	1	0.01%	100%
Nikhil L. Vidhani	1	0.01%	100%
Nilesh M. Pandya	5	0.03%	0%
Nisha Bharat Tharwani	25	0.16%	0%
Sapna M. Rajani & Dhiraj Jairamdas Rajani	2	0.01%	100%
Sapna Mulchand Rajani	5	0.03%	100%
Shewak N. Lakhwani	22	0.14%	69.23%
Sonia Lalit Bhai Vidhani	1	0.01%	100%
Suraj Kishore Godhwani	1	0.01%	100%
Vinita Lalit Vidhani	1	0.01%	100%
TOTAL	**5246**		

As At 31st March 2025

Promoter Name	No. of Shares	% of total shares	% Change during the year
Government of India	5000	32.32%	-
Naresh Hansraj Bulchandani	20	0.13%	-
Harish Perunmal Kalyani	5	0.03%	-
Divay Harish Kalyani	1	0.01%	-
Prem Sobhrajmal Lalwani	6	0.04%	-
Satish Prem Lalwani	2	0.01%	-
Jigar Satish Lalwani	1	0.01%	-
Neelam Naresh Bulchandani	11	0.07%	-
Pooja Naresh Bulchandani	3	0.02%	-
Pushpa Satish Lalwani	3	0.02%	-
Harishkumar Kalyani & Manju Kalyani	6	0.04%	-
Shewak Nathurmal Lakhwani	13	0.08%	0.08%
Late Smt. Sati Nathurmal Lakhwani	1	0.01%	0.01%
Jyoti Shewak Lakhwani	23	0.15%	0.15%
Bharat Shewak Lakhwani	20	0.13%	0.13%
Jaiprakash Lakhwani	22	0.14%	0.14%
Khushbhu Lakhwani	25	0.16%	0.16%
Bhagwan Lakhwani	1	0.01%	0.01%
Haresh Lakhwani	19	0.12%	0.12%
Haresh N. Lakhwani & Rajni H. Lakhwani	2	0.01%	0.01%
Bharti Dharmani	8	0.05%	0.05%
Nisha Tharwani	25	0.16%	0.16%
Bharat Tharwani	19	0.12%	0.12%
Rishabh J. Lakhwani	25	0.16%	0.16%
Nirmay B. Tharwani	8	0.05%	0.05%
Nilesh Mahashankar Pandya	5	0.03%	-
TOTAL	**5274**		

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 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '4'				
RESERVES AND SURPLUS				
Opening 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	
Addition During The Year		28,509.29		1,12,529.36
Capital Reserve (Shares Forfeited)	-		0.50	
Securities Premium (Shares Forfeited)	-		499.00	
Profit For The Year	28,509.29		1,12,029.86	
Deductions During The Year		-		-442.57
Proposed Dividend				
Short/(Excess) Provision For Income Tax	-		-442.57	
Closing Balance		8,26,309.40		7,97,800.11
Capital Reserve	375.94		375.94	
Securities Premium	23,853.75		23,853.75	
Surplus	8,02,079.70		7,73,570.42	
TOTAL		**8,26,309.40**		**7,97,800.11**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '5'				
Deferred Tax Assets	1,514.33	-8,270.18	887.22	-8,011.82
Deferred Tax Liabilities	9,784.51		8,899.04	
Deferred Tax Assets \ (Liabilities)(Net)	-8,270.18		-8,011.82	
TOTAL		**-8,270.18**		**-8,011.82**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '6'				
OTHER LONG TERM LIABILITIES		3,79,683.11		3,98,238.32
Deposits Received	2,97,826.41		3,14,472.28	
Development Works	81,856.69		83,766.03	
TOTAL		**3,79,683.11**		**3,98,238.32**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '7'				
TRADE PAYABLES		5,875.57		6,515.05
(a) Due To Micro, Small & Medium Enterprise	-		-	
(b) Due To Others	5,875.57		6,515.05	
TOTAL		**5,875.57**		**6,515.05**

Trade Payables Ageing Schedule

As At 31st March 2026

Outstanding for following periods from the due date of payments	MSME	Disputed Dues - MSME	Others	Disputed Dues - Others
Not due for payments	-	-	142.19	-
Less than 1 year	-	-	-	-
1-2 years	-	-	56.43	-
2-3 Years	-	-	602.68	-
More than 3 years	-	-	5,074.27	-
Total	**-**	**-**	**5,875.57**	**-**

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**	**-**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '8'				
OTHER CURRENT LIABILITIES		9,795.43		9,981.22
Other Payables	8,275.13		7,643.18	
Trade Deposits	38.90		38.90	
Unpaid Dividends	1,481.40		2,299.14	
TOTAL		**9,795.43**		**9,981.22**

Note :

Other payables includes amount of Rs. 10,50,000/- received from unknown individuals claiming that they are the legal heirs of the Virgin Shareholder's and they are demanding land attached to the said virgin share.

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '9'				
SHORT TERM PROVISIONS		22,775.48		31,004.42
Provision For Audit Fees	183.60		134.10	
Provision For Employee Benefits	5,673.95		5,081.63	
Provision For Expenses	3,783.65		-	
Provision For Retirement Benefits	461.91		2,815.71	
Provision For Taxation	12,672.37		22,972.99	
TOTAL		**22,775.48**		**31,004.42**

Note :

1. Provision for Expenses includes Rs. 70,333.00 which is payable to Punjab National Bank towards rent of 2nd Floor, Punjab National Bank, Fort, Mumbai for the period till March'2026.

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '11'				
NON-CURRENT INVESTMENTS				
Quoted Investments				
Mutual Funds		491.95		491.95
Franklin India Credit Risk Fund - Growth	309.95		309.95	
(1035587.981 Units, Previous year 1035587.981 Units)				
(Market Value Rs. 0, Previous year - Rs. 0)				
Franklin India Dynamic Accrual Fund - Growth	182.00		182.00	
(325934.086 Units, Previous year 325934.086 Units)				
(Market Value Rs. 0 Previous year - Rs. 0)				
Unquoted Investments				
Tax Free Bonds		-		70,319.00
7.11% Power Finance Corporation Limited (2025)	-		5,134.00	
(5,134 Bonds Each At Rs. 1,000/- Per Bond)				
7.07% Indian Railway Finance Corporation Limited (2025)	-		28,690.00	
(28,690 Bonds Each At Rs. 1,000/- Per Bond)				
7.28% Indian Renewable Energy Development Agency Limite	-		22,480.00	
(22,480 Bonds Each At Rs. 1,000/- Per Bond)				
7.02% Housing And Urban Development Corporation Limited	-		6,306.00	
(6,306 Bonds Each At Rs. 1,000/- Per Bond)				
7.04% National Highways Authority of India (2026)	-		7,709.00	
(7,709 Bonds Each At Rs. 1,000/- Per Bond)				
TOTAL		**491.95**		**70,810.95**

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

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 Stoped 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 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '12'				
LONG TERM LOANS AND ADVANCES				
Other Loans and Advances		40,128.47		52,186.85
Balance with Revenue Authorities	39,681.57		51,502.95	
Loan To Staff	446.90		683.90	
TOTAL		**40,128.47**		**52,186.85**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '13'				
OTHER NON CURRENT ASSETS				
Security Deposits	1,814.48	1,814.48	1,805.60	1,805.60
Others (Specify Nature)		5,97,995.11		4,34,306.40
Interest Accrued On Fixed Deposit	48,687.11		28,298.40	
Fixed Deposits Having Maturity of More Than 12 Months	5,49,308.00		4,06,008.00	
TOTAL		**5,99,809.60**		**4,36,112.00**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '14' **CURRENT INVESTMENTS** **Quoted Investments** **Investment In Mutual Funds**		-		-
ICICI Prudential Ultra Short Term (nil Units; Previous Year 82,963.533 Units) (Market Value NIL, Previous year - Rs. 20,99,939.76)	-		-	
TOTAL		**-**		**-**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
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 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '16'				
TRADE RECEIVABLES		36,748.44		55,378.04
Secured, Considered Good	-		-	
Unsecured Considered Good	65,732.26		83,050.92	
Doubtful	-		-	
Less : Provisions for Doubtful trade Receivable	-28,983.82		-27,672.88	
TOTAL		**36,748.44**		**55,378.04**

Trade Receivables Ageing Schedule
As At 31st March 2026

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	1,443.38	7.54	-	1,199.61
6 Months - 1 Year	65.63	-	-	1,422.27
1-2 years	397.20	12.10	-	3,049.48
2-3 Years	389.90	11.12	-	3,403.69
More than 3 years	1,170.36	3,066.82	-	50,093.17
Total	**3,466.47**	**3,097.58**	**-**	**59,168.22**

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**

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. 33,53,467.00 (13 installments) has been received from TANGEDCO in the F.Y. 2025-2026. Total amount outstanding to be received as on 31-03-2026 is Rs. 2,14,025.13.

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 2026		As At 31st March 2025	
	₹	₹	₹	₹
Note '17'				
CASH AND CASH EQUIVALENTS				
Balance with Banks		9,56,701.32		7,86,907.53
In Current Accounts	5,051.34		27,873.74	
Other Bank Balance				
In Unpaid Dividend Account	1,481.40		2,299.14	
FDR having <3 Months Maturity	3,98,296.34		2,93,100.00	
FDR having > 3 Months Maturity	2,500.00		57,500.00	
FDR having > 12 Months Maturity	5,49,308.00		4,06,008.00	
Cheque, Draft on Hand	-			
Cash on Hand	64.24		126.66	
SUB TOTAL		9,56,701.32		7,86,907.53
Less : Fixed Deposits Having Maturity of More Than 12 Months		5,49,308.00		4,06,008.00
TOTAL		**4,07,393.32**		**3,80,899.53**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
Note '18'				
SHORT TERM LOANS AND ADVANCES				
Unsecured Considered Good:		2,783.99		1,394.45
Loans and Advances to Related Parties				
Other Loans and Advances :-				
Loans and Advances To Staff	1,293.51		1,021.80	
Prepaid Expense	454.48		372.65	
Advance To Contractor / Professional	1,036.00		-	
TOTAL		**2,783.99**		**1,394.45**

PARTICULARS	As At 31st March 2026		As At 31st March 2025	
	₹	₹	₹	₹
NOTE '19'				
OTHER CURRENT ASSETS		63.02		83,797.01
Interest Receivable	27.25		1,776.23	
Proceeds from Redemption of Debt Funds	-		81,971.33	
Tds Recoverable	35.78		49.45	
TOTAL		**63.02**		**83,797.01**

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
NOTE '20'				
REVENUE FROM OPERATION		52,116.00		45,070.69
Sales of Goods	-		-	
Sale of Services	44,502.46		42,173.09	
Other Operating Revenues	7,613.53		2,897.60	
TOTAL		**52,116.00**		**45,070.69**

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

Sale of Products Comprises	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
Sale of Power	-	-	-	-

Sale of Services Comprises				
Leave & License Fees	27,718.38	44,502.46	25,389.00	42,173.09
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 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
NOTE '21'				
OTHER INCOME		83,350.69		1,81,637.20
Interest Income	81,697.54		53,357.06	
Net Gain on sale of investment	13.47		1,27,700.02	
Profit on Sale of Fixed Assets	1,513.42		12.23	
Sundry Balances Written Off	-		228.11	
Other Miscellaneous Income	126.27		339.78	
TOTAL		**83,350.69**		**1,81,637.20**

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
NOTE '22'				
COST OF MATERIAL CONSUMED		-		-
Change in Stocks				
Stock at Commencement				
Stock-in Process	-		-	
Finished Goods - Opening	1,516.22		1,516.22	
		1,516.22		1,516.22
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 :		-		-
TOTAL		**-**		**-**

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
NOTE '23'				
EMPLOYEE BENEFITS EXPENSES		46,048.99		41,010.10
Salaries & Wages	41,107.38		34,621.31	
Contribution To Provident And Gratuity Fund	3,781.66		5,831.62	
Staff Welfare Expense	1,159.95		557.17	
TOTAL		**46,048.99**		**41,010.10**

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
NOTE '24'				
Repair & Maintenance Expenses		2,783.24		1,376.27
Repairs To Building	2,366.53		690.47	
Repairs To Machinery	416.71		685.79	

PARTICULARS	For The Year Ended 31st March 2024		For The Year Ended 31st March 2023	
	₹	₹	₹	₹
NOTE '24'				
Administration & Other Expenses		35,289.12		38,342.00
Advertisements Expense	1,592.57		752.47	
Annual Subscription Fees	312.82		186.31	
Bank Charges	5.74		3.36	
Contribution to Social Service	1,662.35		506.27	
Corporate Social Responsibility	2,367.99		1,282.08	
Director's Sitting Fees	108.56		155.76	
Director's Travelling Expense	-		15.82	
Staff Travelling Expense	120.62		80.21	
Donation	1,782.22		135.00	
Function Expense	1,335.08		1,210.83	
Gift To Shareholder	6,900.02		6,985.00	
Grant For Publication of Book	-		-	
Insurance Expense	375.32		261.18	
Job Work	79.14		559.82	
Legal & Professional Charges	8,198.95		9,939.63	
Legal Expenses	94.06		602.25	
Miscellaneous Expense	4,642.16		801.91	
Network & Telecommunication Expense	42.84		48.62	
Postage & Courier Expense	104.54		82.18	
Power and fuel	862.47		1,144.28	
Printing & Stationery Expense	531.44		284.55	
Processing Fees For E-Voting	519.20		159.30	
Provision For Doubtful Debts	1,310.94		10,637.99	
Rates & Taxes (Excluding Tax On Income)	494.63		630.92	
Rent Expense	34.78		34.78	
Security Charges	1,569.49		1,485.55	
Setup Charges For Video Conferencing	120.00		130.00	
Tea & Refreshment Expense	121.22		225.95	
Payment to Auditors :		454.00		644.38
(a) For Audit	454.00		430.50	
(b) For Taxation Matters	-		213.88	
TOTAL		**38,526.36**		**40,362.64**

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 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
Acquistions											-
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**	**3,49,254.63**
Addition				279.85	222.15	480.92	2,272.65	1,610.95			4,866.52
Acquistions											-
Disposals			-				-5,380.02				-5,380.02
Other Adjustments	-	-	-	-	-	-	-	-	-	-	-
- Revaluation	-	-	-	-	-	-	-	-	-	-	-
- Exchange Difference	-	-	-	-	-	-	-	-	-	-	-
-Borrowing Cost	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2026	**-**	**495.33**	**2,44,266.88**	**17,698.29**	**43,375.01**	**642.67**	**3,889.53**	**4,119.65**	**10,230.76**	**24,023.01**	**3,48,741.13**
Depreciation :											
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**
Charge for the Year	-	5.01	7,359.77	226.99	218.35	91.70	835.48	412.10	301.93	-	9,451.33
Disposals	-		-				-4,283.10			-	-4,283.10
As at 31st March, 2026	**-**	**355.23**	**1,00,422.54**	**16,326.95**	**40,851.31**	**231.53**	**1,381.06**	**2,632.57**	**8,864.57**	**-**	**1,71,065.76**
Impairment Loss :											
As at 1st April, 2024	-	-	-	-	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-	-	-	-	-
Reversal	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2025	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Charge for the year	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	-	-	-
As at 31st March, 2026	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Block											
As at 31st March, 2026	**-**	**140.10**	**1,43,844.34**	**1,371.34**	**2,523.70**	**411.14**	**2,508.47**	**1,487.09**	**1,366.18**	**24,023.01**	**1,77,675.37**
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**

NOTE '10'
PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS
Capital Work-In-Progress

(₹ In Thousand)

F.Y. 2025-2026

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. 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**

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

(i) Name of Director	Type
Shewak Nathurmal Lakhwani (Chairperson since 29/10/2025)	Chairperson
Anil G. Chandnani (Appointed - 19/10/2025)	Non-Executive Director
Bharat M. Rajani (Appointed - 19/10/2025)	Non-Executive Director
Dhruv Daryani (Appointed - 19/10/2025)	Non-Executive Director
Harichand Laxmichand Tharwani (Appointed - 19/10/2025)	Non-Executive Director & CEO
Harish Perunmal Kalyani	Non-Executive Director
Kalpesh Ahuja (Appointed - 19/10/2025)	Non-Executive Director
Lalit L. Vidhani (Appointed - 19/10/2025)	Dy. Chairman
Mahesh Lakhwani (Appointed - 19/10/2025)	Non-Executive Director
Naresh Hansraj Bulchandani (Cessation - 19/10/2025)	Non-Executive Director
Nilesh Mahashankar Pandya	Non-Executive Director
Prem Sobhrajmal Lalwani (Cessation - 24/10/2025)	Non-Executive Director
I. G. Baines (Appointed - 28/05/2025)	Government Director
Nilabhra Dasgupta (Appointed - 28/07/2025)	Government Director
Velkuru Raveendra Reddy (Cessation - 28/07/2025)	Government Director

(II) Transactions With Related Parties

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
Sitting Fees Paid To Directors	92.00	132.00

NOTE '26'
CONTINGENT LIABILITY

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
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. Muncipal 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

NOTE '26'
CONTINGENT LIABILITY

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
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	1,65,03,838.00	1,64,25,760.00
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	9,02,210.00	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	25,51,379.00	20,48,900.00
14. Income Tax Demand - A.Y. 2024-25	5,29,770.00	5,29,720.00

NOTE '27'
VALUE OF IMPORTS CALCULATED ON C.I.F. BASIS

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
NIL		

NOTE '28'
EXPENDITURE IN FOREIGN CURRENCY

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
NIL		

NOTE '29'

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

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
NIL		

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

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
NIL		

NOTE '30'

REMITTANCE IN FOREIGN CURRENCY ON ACCOUNT OF DIVIDEND

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
NIL		

NOTE '31'

EARNINGS IN FOREIGN CURRENCY

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
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 2026	As At 31st March 2025	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	11.70	11.03	5.99%	Sale of Fixed Asset (Windmill) and Redemption of Debt Funds
Debt Equity Ratio	Total Debts	Shareholders Equity	0.51	0.56	-9.21%	-
Debt Service Coverage Ratio	Earnings avavilable for Debt Services	Debt Services	N.A			
Return On Equity Ratio	Net Profit After Taxes Less Prefrence Divinded	Average Shareholders Equity	3.39%	13.77%	-75.41%	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	1.42	0.81	74.25%	-
Trade Payables Turnover Ratio	Net Credit Purchase	Closing Trade Payable	2.07	1.98	4.55%	
Net Capital Turnover Ratio	Net Sales	Average Working Capital	0.13	0.09	34.03%	-
Net Profit Ratio	Net Profit After Taxes	Net Sales	54.70%	248.56%	-77.99%	Redemption of Debt Funds
Return On Capital Employed	Earning Before Interest & Taxes	Capital Employed	4.92%	16.58%	-70.32%	Sale of Fixed Asset (Windmill) and Redemption of Debt Funds
Return On Investment	Income from Investments	Cost Of Investment	4.92%	16.58%	-70.32%	Redemption of Debt Funds

NOTE '32' (b)

CORPORATE SOCIAL RESPONSIBILITY

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
1. Expenditure towards maintenance of Gandhi Samadhi	342.37	550.19
2. Expenditure towards maintenance of Prof. N. R. Malkani Library	914.02	737.96
3. Purchase of ambulance	-	-
4. Expenditure towards running & maintenance of ambulance	102.62	91.45

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 2026	For the year ended 31st March 2025
NIL		

NOTE '32' (g)

COMPLIANCE WITH APPROVED SCHEME OF ARRANGEMENT

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
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 perons or entities identified in any manner whatsover 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 whatsover by or an 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' (l)

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 alloted, 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 Rs. 5,00,00,000. As against the sale value of Rs. 49,69,23,460.41 the Corporation has spent Rs. 41,50,66,765.50. Said sale value includes Rs. 20,96,000 received from directors against sixteen plots alloted to them. The excess of Rs. 8,18,56,694.91 between sale value and amount spent is shown as liabilities in accounts. Out of the sale value of Rs. 49,69,23,460.41 the Corporation has actually received Rs. 49,54,31,562.33 and balance amount of Rs. 14,91,898.08 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. 27,41,141.50 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
F.R.N. : 100641W

for and on behalf of the Board

THE SINDHU RESETTLEMENT CORPORATION LIMITED

CA Deepa Bahroo
PARTNER
M.R.N : 122390

Harichand L. Tharwani	Nilesh M. Pandya	Mahesh Lakhwani
Director	Director	Director
Din: 00938673	Din: 10312936	DIN: 11290105

DATE : 15/08/2026
PLACE : GANDHIDHAM
UDIN :

THE SINDHU RESETTLEMENT CORPORATION LIMITED

Cash Flow Statement For The Year Ended 31st March 2026

(₹ In Thousand)

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax		41,440.01		1,34,873.32
Adjustments for :				
Addition				
Depreciation and amortisation	9,451.33		10,461.82	
Less :				
Interest income	-81,697.54		-53,357.06	
Dividend income	-		-	
Profit on sale of Investments	-13.47		-1,27,700.02	
Profit on sale of Assets	-1,513.42		-12.23	
Upfront Fees And Non Refundable Deposits Written off	-16,784.09		-16,784.09	
		-90,557.18		-1,87,391.57
Operating profit / (loss) before working capital changes		-49,117.17		-52,518.25
Changes in working capital :				
Adjustments for (increase) / decrease in operating assets :				
Inventories			-	
Trade receivables	18,629.60		9,263.46	
Short-term loans and advances	-1,389.54		-650.20	
Long-term loans and advances	12,058.38		-6,956.69	
Other current assets	83,733.99		-82,004.15	
Other non-current assets	-1,63,697.60		-3,84,271.36	
Adjustments for increase / (decrease) in operating liabilities :				
Trade payables	-639.48		85.05	
Other current liabilities	-185.79		1,070.37	
Short-term provisions	-8,228.95		7,530.38	
Long-term provisions	-		-	
		-59,719.38		-4,55,933.15
Cash flow from extraordinary items		-		-
Cash generated from operations		-1,08,836.55		-5,08,451.40
Net income tax (paid) / refunds		-12,672.37		-23,415.55
Net cash flow from / (used in) operating activities (A)		**-1,21,508.92**		**-5,31,866.95**

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
B. Cash flow from investing activities				
Interest Income	81,697.54		53,357.06	
Adjustment For Development Charges Incurred	-1,771.12		-2,267.58	
Profit On Redemption of Investments	13.47		1,27,700.02	
Profit On Sale of Fixed Assets	1,513.42		12.23	
(Purchase)/Sale of Current Investments	-50,196.33		30,546.43	
(Purchase)/Sale of Non-Current Investments	70,319.00		2,34,261.97	
(Purchase)/Sale of Fixed Assets	-3,769.60		-386.78	
Net cash flow from / (used in) investing activities (B)		**97,806.38**		**4,43,223.34**

THE SINDHU RESETTLEMENT CORPORATION LIMITED

Cash Flow Statement For The Year Ended 31st March 2026

(₹ In Thousand)

PARTICULARS	For The Year Ended 31st March 2026		For The Year Ended 31st March 2025	
	₹	₹	₹	₹
C. Cash flow from financing activities				
Proceeds from issue of equity shares	-		500.00	
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
Cash flow from extraordinary items				
Net cash flow from / (used in) financing activities (C)		-		500.00
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		-23,702.54		-88,143.61
Cash and cash equivalents at the beginning of the year		30,299.54		1,18,443.15
		6,597.00		30,299.54
Effect of exchange differences on restatement of foreign currency Cash and cash equivalents		-		-
Cash and cash equivalents at the end of the year		6,597.00		30,299.54
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 *		6,597.00		30,299.54
* Comprises:				
(a) Cash on hand	64.26		126.66	
(b) Cheques, drafts on hand				
(c) Balances with banks				
(i) In current accounts	5,051.34		27,873.74	
(ii) In Unpaid Dividend Acount	1,481.40		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)	-		-	
		6,597.00		**30,299.54**

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 : 15/08/2026
PLACE : GANDHIDHAM
UDIN :

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

Harichand L. Tharwani	Nilesh M. Pandya	Mahesh Lakhwani
Director	Director	Director
Din: 00938673	Din: 10312936	DIN: 11290105

CELEBRATION OF GANDHIDHAM DAY

CELEBRATION OF YOGA DAY

Bhoomi Pujan Ceremony at
Proposed Bhai Pratap Shopping Complex On 08-08-2026

Proposed
Bhai Pratap Shopping Complex
in Ward 1A, Adipur.