

May 30, 2025

To,
BSE Limited,
Listing Department, 1st Floor,
P.J. Towers, Dalal Street,
Mumbai- 400 001

Dear Sir,

Sub: Disclosure of Approved Audited Financial Statements along with report and other documents pursuant to Regulations 51, 52 and 54 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended March 31, 2025.

Ref: Rated, Secured, Listed, Redeemable and Non-Convertible Debentures (ISIN No. INE217T07019)

We refer to the provisions of Regulations 51, 52 and 54 read with applicable schedules of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and we confirm that the Board of Directors of the Company at their meeting held on May 30, 2025 considered and approved the Audited Financial Results along with report of the Auditors of the Company for the quarter and financial year ended March 31, 2025.

In this regard, we hereby enclose the following:

- i. Audited Financial Results of the Company for the quarter and financial year ended March 31, 2025.
- ii. Disclosure of information as per Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- iii. Disclosure of Security Cover as per Regulation 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- iv. Declaration regarding Audit Report with unmodified opinion pursuant to Regulation 52(3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

The meeting concluded at 10.05 P.M.

We request you to take the same on record.

Thanking You,

Yours faithfully,
For **Suruchi Properties Private Limited**

Sreedevi Ramchandran Pillai
(Company Secretary)
M. No. A44460

SURUCHI PROPERTIES PVT LTD

Regd Off: No. 10/1, Ground Floor, Lakshminarayana Complex,
Palace Road, Bangalore - 560 052
Ph: +91 80 4113 1401 Fax: +91 80 4045 3409
Email: suruchi@centuryrealestate.in

Corp Off: JP Techno Park, 4th Floor, 3/1
Millers Road, Bangalore - 560 052
Ph: +91 80 4045 3453, www.suruchi.centuryrealestate.in
CIN: U45201KA2003PTC064723



Independent Auditor's Report

To
The Board of Directors of
SURUCHI PROPERTIES PRIVATE LIMITED
Report on the audit of the Standalone Financial Results.

Opinion

We have audited the accompanying Standalone quarterly financial results of **SURUCHI PROPERTIES PRIVATE LIMITED** for the quarter ended 31 March 2025 and year to date results for the period from 01 April 2024 to 31 March 2025 attached here with, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial results:

- i. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India, of net profit/Loss and other Comprehensive income and other financial information for the quarter ended 31st March 2025 as well as year to date results for the period from 01 April 2024 to 31 March 2025.

Basis for Opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the Standalone financial results section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

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



Management's Responsibility for the Standalone Financial Results

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial results that give a true and fair view of the net profit/Loss and other Comprehensive income and other financial information, in accordance with the Indian Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India and in compliance with Regulation 52 of listing Regulations, 2015. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the audit of Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone Financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial results.

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

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For M/s. Praveen & Madan
Chartered Accountants
Firm registration No. 011350S



Praveen Kumar N
Partner [M.No.225884]
UDIN: 25225884BBIKIL6815



Place: Bangalore
Date : 30-05-2025

Select Information for the Quarter and Year Ended 31st March 2025

Particulars	Quarter ended			Half year ended			Year Ended	
	31.03.2025	31.12.2024	31.03.2024	31.03.2025	30.09.2024	31.03.2024	31.03.2025	31.03.2024
	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
A. PARTICULARS OF SHAREHOLDING								
(1) Public Shareholding								
- Number of Shares	-	-	-	-	-	-	-	-
- Percentage of Shareholding	-	-	-	-	-	-	-	-
(2) Promoters and Promoter Group Shareholding	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
(a) Pledged/ Encumbered								
- Number of Shares	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
- Percentage of Shares (as a % of total shareholding of Promoter and Promoter group)	100%	100%	100%	100%	100%	100%	100%	100%
- Percentage of Shares (as a % of total share capital of the company)	100%	100%	100%	100%	100%	100%	100%	100%
(b) Non -Encumbered								
- Number of Shares	-	-	-	-	-	-	-	-
- Percentage of Shares (as a % of total shareholding of Promoter and Promoter group)	-	-	-	-	-	-	-	-
- Percentage of Shares (as a % of total share capital of the company)	-	-	-	-	-	-	-	-

Particulars								
B. INVESTOR COMPLAINTS								
- Pending at the beginning of the Quarter	-	-	-	-	-	-	-	-
- Received during the Quarter	-	-	-	-	-	-	-	-
- Disposed of during the Quarter	-	-	-	-	-	-	-	-
- Remaining unresolved at the end of the Quarter	-	-	-	-	-	-	-	-

Amount in Rs. Lakhs

Disclose details as per SEBI Circular No. SEBI/HO/DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023 :

Particulars	31.03.2025	31.03.2024
Outstanding Qualified Borrowings at the beginning of the quarter	45,000	-
Outstanding Qualified Borrowings at the end of the quarter	42,750	45,000
Highest credit rating of the company	Acuite BB - (Stable)	Acuite B (Stable)
Incremental borrowing done during the quarter (qualified borrowing)	-	-
Borrowings by way of issuance of debt securities during the quarter	-	-

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No.0113505



Praveen Kumar N
Partner [M.No.225884]
UDIN: 25225884BMTIKIL6815

Place: Bangalore

Date: 30/05/2025

For and on behalf of the Board
Suruchi Properties Private Limited

P. Ashwin Pai
Whole-Time Director
DIN: 01516414



Sreedevi Ramchandran Pillai
Company Secretary

SURUCHI PROPERTIES PRIVATE LIMITED
No. 10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Vasanthnagar, Bangalore 560052
CIN: U45201KA2003PTC064723
STATEMENT OF PROFIT AND LOSS FOR THE QUARTER ENDED AND YEAR ENDED 31ST MARCH 2025

Particulars	Quarter ended			Half year ended			Year Ended	
	31.03.2025	31.12.2024	31.03.2024	31.03.2025	30.09.2024	31.03.2024	31.03.2025	31.03.2024
	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
I. Income								
Revenue from operations	-	-	-	-	-	-	-	-
Other income	10,00,74,994	10,11,94,469	5,49,315	20,12,69,463	12,51,55,719	5,49,315	32,64,25,182	5,49,315
Total Income	10,00,74,994	10,11,94,469	5,49,315	20,12,69,463	12,51,55,719	5,49,315	32,64,25,182	5,49,315
II. Expenses								
Finance Cost	9,69,10,514	8,26,42,584	2,57,676	17,95,53,099	13,42,85,335	(87,41,108)	31,38,38,433	2,59,005
Depreciation	2,35,272	2,40,501	-	4,75,773	2,95,526	-	7,71,299	-
Other expenses	7,11,038	5,12,554	21,13,895	12,23,592	6,80,137	22,19,500	19,03,729	22,04,500
Total expenses	9,78,56,824	8,33,95,639	23,71,571	18,12,52,464	13,52,60,998	(65,21,608)	31,65,13,461	24,63,505
III. Profit / (Loss) before tax (I-II)	22,18,170	1,77,98,830	(18,22,256)	2,00,16,999	(1,01,05,279)	70,70,923	99,11,721	(19,14,190)
Tax expense:								
Current tax	-	-	-	-	-	-	-	-
MAT credit entitlement	-	-	-	-	-	-	-	-
Deferred tax	-	-	-	-	-	-	-	-
IV. Total Tax expense	-	-	-	-	-	-	-	-
V Profit / (Loss) for the year (III-IV)	22,18,170	1,77,98,830	(18,22,256)	2,00,16,999	(1,01,05,279)	70,70,923	99,11,721	(19,14,190)
VI Total other comprehensive income	-	-	-	-	-	-	-	-
Total Comprehensive Income / (Expenditure) (V+VI)	22,18,170	1,77,98,830	(18,22,256)	2,00,16,999	(1,01,05,279)	70,70,923	99,11,721	(19,14,190)
Earnings Per Share (equity shares, par value of Rs 10 each)								
- basic and diluted	2,21,81,695	17,79,88,298	(1,82,22,560)	20,01,69,993	(10,10,52,786)	7,07,09,234	9,91,17,207	(1,91,41,899)
Ratios and Other Disclosures								
- Debt Equity Ratio	(5,278)	(1,815)	(536)	(5,278)	(282)	(536)	(5,278)	(536)
- Debt Service Coverage Ratio	0.02	0.02	0.00	0.03	0.02	0.00	0.05	0.00
- Interest Service Coverage Ratio	1.02	1.22	6.07	1.11	0.92	0.19	1.03	6.39
- Outstanding Redeemable Preference Share	-	-	-	-	-	-	-	-
- Capital Redemption Reserve/debenture redemption reserve	-	-	-	-	-	-	-	-
- Net worth	(10,61,097)	(32,79,266)	(1,09,72,817)	(10,61,096)	(2,10,78,096)	(1,09,72,817)	(10,61,096)	(1,09,72,817)
- Net profit after tax	22,18,170	1,77,98,830	(18,22,256)	2,00,16,999	(1,01,05,279)	70,70,923	99,11,721	(19,14,190)
- Earnings per share	2,21,81,695	17,79,88,298	(1,82,22,560)	20,01,69,993	(10,10,52,786)	7,07,09,234	9,91,17,207	(1,91,41,899)
- Current Ratio	2.28	2.93	5.33	2.28	4.58	5.33	2.28	5.33
- Long term debt to working capital	1.17	1.16	1.15	1.17	1.15	1.15	1.17	1.15
- Bad debts to Account Receivable ratio	-	-	-	-	-	-	-	-
- Current Liability ratio	0.40	0.31	0.17	0.40	0.20	0.17	0.40	0.17
- Total debts to total assets	0.68	0.80	0.87	0.68	0.82	0.87	0.68	0.87
- Debtors turnover	-	-	-	-	-	-	-	-
- Inventory turnover	-	-	-	-	-	-	-	-
- Operating Margin Percent	-	-	-	-	-	-	-	-
- Net Profit Margin Percent	-	-	-	-	-	-	-	-

This is the statement of profit and loss referred to in our report of even date

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No. 0113505


Praveen Kumar N
Partner [M.No.225884]
UDIN: 25225884BMIKIL6815



For and on behalf of the Board
Suruchi Properties Private Limited


P Ashwin Pai
Whole-Time Director
DIN: 01516414


Sreedevi Ramchandran Pillai
Company Secretary



Place: Bangalore

Date: 30/05/2025

Particulars	Quarter ended			Half year ended			Year Ended	
	31.03.2025	31.12.2024	31.03.2024	31.03.2025	30.09.2024	31.03.2024	31.03.2025	31.03.2024
	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
I. ASSETS								
Non current assets								
a) Property, Plant And Equipment	67,28,969	69,64,242	-	67,28,969	72,04,742	-	67,28,969	-
b) Financial assets								
(i) Investments	-	-	-	-	-	-	-	-
(ii) Loans and advances	70,91,86,602	70,91,86,602	70,91,86,602	70,91,86,602	70,91,86,602	70,91,86,602	70,91,86,602	70,91,86,602
(iii) Other Financial Assets	1,15,28,869	1,15,28,869	1,15,28,869	1,15,28,869	1,15,28,869	1,15,28,869	1,15,28,869	1,15,28,869
	72,74,44,440	72,76,79,713	72,07,15,471	72,74,44,440	72,79,20,213	72,07,15,471	72,74,44,440	72,07,15,471
Current assets								
a) Inventories	2,88,70,96,866	2,38,79,07,447	2,03,82,07,779	2,88,70,96,866	2,35,69,92,492	2,03,82,07,779	2,88,70,96,866	2,03,82,07,779
b) Financial asset								
(i) Trade Receivables	3,12,700	-	-	3,12,700	-	-	3,12,700	-
(ii) Cash and cash equivalents	45,76,58,911	14,66,851	76,91,85,797	45,76,58,911	40,40,54,056	76,91,85,797	45,76,58,911	76,91,85,797
(iii) Bank balances other than (ii) above	-	25,84,90,469	-	-	13,28,47,957	-	-	-
(iv) Loans	3,81,43,32,156	3,71,55,84,139	3,20,38,24,506	3,81,43,32,156	3,31,46,41,724	3,20,38,24,506	3,81,43,32,156	3,20,38,24,506
(v) Other financial assets	21,88,76,613	21,27,51,919	4,00,00,000	21,88,76,613	18,50,54,099	4,00,00,000	21,88,76,613	4,00,00,000
c) Other current assets	15,23,56,651	15,64,11,067	1,33,12,030	15,23,56,651	11,71,39,936	1,33,12,030	15,23,56,651	1,33,12,030
	7,53,06,33,897	6,73,26,11,892	6,06,45,30,112	7,53,06,33,897	6,51,07,30,264	6,06,45,30,112	7,53,06,33,897	6,06,45,30,112
Total	8,25,80,78,337	7,46,02,91,604	6,78,52,45,583	8,25,80,78,337	7,23,86,50,478	6,78,52,45,583	8,25,80,78,337	6,78,52,45,583
II. EQUITY AND LIABILITIES								
Equity								
(i) Equity Share Capital	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000
(ii) Other Equity	(11,61,097)	(33,79,266)	(1,10,72,817)	(11,61,096)	(2,11,78,096)	(1,10,72,817)	(11,61,096)	(1,10,72,817)
	(10,61,097)	(32,79,266)	(1,09,72,817)	(10,61,096)	(2,10,78,096)	(1,09,72,817)	(10,61,096)	(1,09,72,817)
Liabilities								
(1) Non-Current Liabilities								
(a) Financial Liabilities								
(i) Borrowings	4,95,03,60,452	5,16,92,22,563	5,65,93,97,260	4,95,03,60,452	5,83,80,62,783	5,65,93,97,260	4,95,03,60,452	5,65,93,97,260
	4,95,03,60,452	5,16,92,22,563	5,65,93,97,260	4,95,03,60,452	5,83,80,62,783	5,65,93,97,260	4,95,03,60,452	5,65,93,97,260
(2) Current liabilities								
(a) Financial Liabilities								
(i) Borrowings	65,02,55,493	78,38,82,772	22,50,00,000	65,02,55,493	10,34,43,696	22,50,00,000	65,02,55,493	22,50,00,000
(ii) Trade payables								
- Due to Micro & Small Enterprises	-	-	-	-	-	-	-	-
- Dues to Creditors Other than Micro & Small Enterprises	4,16,47,367	16,18,922	68,97,854	4,16,47,367	74,90,152	68,97,854	4,16,47,367	68,97,854
(iii) Other Financial Liabilities	-	92,06,745	-	-	91,94,605	-	-	-
(b) Other current liabilities	2,61,68,76,122	1,49,96,39,869	90,49,23,286	2,61,68,76,122	1,30,15,37,338	90,49,23,286	2,61,68,76,122	90,49,23,286
	3,30,87,78,981	2,29,43,48,308	1,13,68,21,140	3,30,87,78,981	1,42,16,65,790	1,13,68,21,140	3,30,87,78,981	1,13,68,21,140
Total	8,25,80,78,337	7,46,02,91,604	6,78,52,45,583	8,25,80,78,337	7,23,86,50,478	6,78,52,45,583	8,25,80,78,337	6,78,52,45,583

This is the balance sheet referred to in our report of even date

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No.0113505


Praveen Kumar N
Partner [M.No.225884]

UDIN: 25225884 BMLKIL6815

Place: Bangalore
Date: 30/05/2025



For and on behalf of the Board
Suruchi Properties Private Limited


P Ashwin Pai
Whole-Time Director
DIN: 01516414


Sreedevi Ramchandran Pillai
Company Secretary



SURUCHI PROPERTIES PRIVATE LIMITED

No. 10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Vasanthnagar, Bangalore 560052

CIN: U45201KA2003PTC064723

STATEMENT OF CHANGES IN EQUITY

Amount in Rs.

Particulars	Equity share capital	Retained Earnings	Total equity
As at 1 April 2023	1,00,000	(91,59,265)	(90,59,265)
Profit for the period	-	(19,14,190)	(19,14,190)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-
Total Comprehensive Income for the year 2023-24	1,00,000	(1,10,73,455)	(1,09,73,455)
As at 1 April 2024	1,00,000	(1,10,73,455)	(1,09,73,455)
Profit for the period	-	99,11,721	99,11,721
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-
Total Comprehensive Income for the year 2024-25	1,00,000	(11,61,734)	(10,61,734)

Accompanying notes forming part of the Financial Statements

1 to 39

This is the statement of changes in equity referred to in our report of even date

For M/s. Praveen & Madan

Chartered Accountants

Firm Registration No.011350S

**Praveen Kumar N**

Partner [M.No.225884]

UDIN: 25225884BMIL6815

For and on behalf of the Board**Suruchi Properties Private Limited****P Ashwin Pai**

Whole-Time Director

DIN: 01516414

**Sreedevi Ramchandran Pillai**

Company Secretary

Place: Bangalore

Date: 30/05/2025

SURUCHI PROPERTIES PRIVATE LIMITED

No. 10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Vasanthnagar, Bangalore 560052

CIN: U45201KA2003PTC064723

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025

Amount in Rs.

Particulars	Year Ended	
	31.03.2025	31.03.2024
	(Audited)	(Audited)
Cash flows from operating activities		
Net Profit/(Loss) before tax	99,11,721	(19,14,190)
Adjustments:		
Add : Finance cost	31,33,42,137	-
Operating profit before working capital changes	32,32,53,858	(19,14,190)
(Increase)/ decrease in Inventories	(84,88,89,087)	(1,55,45,73,779)
(Increase)/ decrease in Loans and advances	(61,05,07,650)	(3,20,31,14,756)
(Increase)/ decrease in Other financial assets	(17,88,76,613)	(69,34,93,951)
(Increase)/ decrease in Other current assets	(13,90,44,621)	(4,52,64,806)
(Increase)/ decrease in Trade Receivable	(3,12,700)	-
(Decrease)/ increase in Borrowings	42,52,55,493	11,69,37,500
(Decrease)/ increase in Trade payables	3,47,49,513	64,69,100
(Decrease)/ increase in Other financial liabilities	-	(41,98,38,569)
(Decrease)/ increase in Other current liabilities	1,71,19,52,836	90,41,11,787
Cash generated from /(used in) operations	71,75,81,028	(4,89,06,81,663)
Income taxes refund/ (paid)	-	-
Net cash generated from/ (used in) operating activities	71,75,81,028	(4,89,06,81,663)
Cash flows from financing activities		
Decrease/(Increase) in investments	-	9,000
Interest Paid	(31,33,42,137)	
Investment in Fixed Assets	(67,28,969)	
Inflow/Outflow from Loans	(70,90,36,808)	5,65,93,97,260
Net cash generated from /(used in) financing activities	(1,02,91,07,914)	5,65,94,06,260
Net increase in cash and cash equivalents	(31,15,26,886)	76,87,24,597
Cash and cash equivalents at the beginning of the year	76,91,85,797	4,61,200
	45,76,58,911	76,91,85,797
Less : Bank Balances not considered as Cash and Cash equivalents as per Ind AS 7	-	-
Cash and cash equivalents at the end of the year *	45,76,58,911	76,91,85,797
*Cash and cash equivalents comprise of:	31-Mar-25	31-Mar-24
Cash and bank balance (refer note 7)	45,76,58,911	76,91,85,797
	45,76,58,911	76,91,85,797

Accompanying notes forming part of the Financial Statements

This is the cash flow statement referred to in our report of even date

For M/s. Praveen & Madan

Chartered Accountants

Firm Registration No.0113505



Praveen Kumar N

Partner [M.No.225884]

UDIN: 25225884BMIKILG815



1 to 39

For and on behalf of the Board

Suruchi Properties Private Limited


P Ashwin Pai
 Whole-Time Director
 DIN: 01516414



Sreedevi Ramchandran Pillai

Company Secretary

Place: Bangalore

Date: 30/05/2025



**Independent Auditor's certificate on the Statement of computation of Security Cover
for the Quarter ended March 31, 2025 for Non-convertible Debentures issued by the
Company**

To the Board of Directors

SURUCHI PROPERTIES PRIVATE LIMITED

CIN: U45201KA2003PTC064723

Dear Sir/Madam,

1. This certificate is issued in accordance with the terms of our engagement letter.
2. We Praveen & Madan, Chartered Accountants (Firm Registration Number 011350S), are the statutory auditors of Suruchi Properties Private Limited (herein after referred to as "the Company") and have been requested by the Company to examine the accompanying Statements showing 'Security Cover as per the terms of information memorandum and/or debenture trust deed and compliance with covenants' for its non- convertible debt securities as at March 31, 2025 (hereinafter the "Statement") which has been prepared by the Company from the audited standalone Ind AS financial results and other relevant records and documents maintained by the Company as at and for the quarter ended March 31, 2025 pursuant to the requirements of the Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter the "SEBI Regulations") and annexed to this report.

The Statement is stamped and initialled by us for identification purpose only.

Management's Responsibility

3. The preparation of the Statement from the audited books of accounts and other relevant records and documents, and compliance with covenants as per the respective debenture trust deeds and with relevant regulations issued by Securities and Exchange Board of India, in respect of the debentures, are the responsibilities of the Management of the Company. This responsibility includes preparation and maintenance of the books of



account and the records of the Company, and the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management of the Company is also responsible for the adherence with the Regulation, including, amongst others, ensuring compliance with all the covenants as per respective Debenture Trust Deeds, in respect of non-convertible debt securities.

Auditor's Responsibility

5. Pursuant to the requirements of the Regulation, our responsibility is to provide an assurance as to whether the particulars contained in the Statement are in agreement with the audited books of accounts and other relevant records and documents maintained by the Company and whether Security Cover is correctly computed as per the terms of the Debenture Trust Deeds. This did not include the evaluation of adherence by the Company with all the applicable terms of the Offer Document / Information Memorandum, Debenture Trust Deed and guidelines of the Regulations.
6. The audited standalone financial results, referred to in paragraph 5 above, have been reviewed by us, on which we have issued an unmodified conclusion vide our review report dated 30th May 2025 pursuant to Regulation 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015. Our review of these audited standalone financial results was conducted in accordance with the Standards on Review Engagement (SRE) 2410, Review of Interim Financial Information performed by the Independent Auditor of the Company issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement.
7. The procedures performed with respect to the Statement is a limited assurance engagement which vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgement, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation the accompanying Statement:



- a. Traced the principal and interest outstanding amount of the secured non-convertible debenture to the audited standalone financial results underlying books of account and other relevant records and documents maintained by the Company for the quarter ended March 31, 2025.
 - b. Verified the details of ISIN, series and Security cover details from the respective Information memorandum and/or debenture trust deed.
 - c. Traced the value of secured assets forming part of the Security cover details of the secured non-convertible debenture from the valuation report issued by independent valuer engaged by the management.
 - d. Obtained confirmation from Management that there is no significant event or transaction to impact the market value as stated in (c) above.
 - e. Verified that the computation of security cover is in accordance with the basis of computation given in the Statement and the amounts used in such computation have been accurately extracted from the information obtained above and the calculation thereof is arithmetically accurate.
 - f. Obtained confirmation from Management that Company has maintained two hundred and fifty percent security cover or security cover as per the terms of debenture trust deed.
8. Nothing contained in this Certificate, nor anything said or done in the course of, or in connection with the services that are subject to this Certificate, will extend any duty of care that we may have in our capacity of the statutory auditors of any financial statements of the Company.
9. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements

Conclusion

11. On the basis of aforementioned procedures and according to the information and explanations furnished to us by the Management of the Company, we certify that the financial and other information contained in the Statement read with the notes thereon are



in agreement with the audited books of account and relevant records and documents of the Company and the Security Cover is correctly computed.

Restriction in Use

12. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the Debenture Trustees and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No. 011350S



Praveen Kumar N
Partner [M.No.225884]
UDIN: 25225884BBIKIJ1886



Place: Bengaluru
Date: 30-May-2025

Annexure I- Format of Security Cover - Part A

To,
Stock Exchange (s)
Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

a)The listed entity has vide its Board Resolution and Information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Issue	Placement/Public	Secured/ Unsecured	Sanctioned Amount
INE217T07019	Private Placement	-	Secured	Rs.450,00,00,000

Amount in Rs. Lakhs

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate related	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets viii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Work-in-Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Goodwill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets under Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments														
- Century Joint Developments Pvt Ltd	9,500 Equity Shares at Rs.10/- each of Suruchi Properties Pvt. Ltd.	0.95	-	-	-	-	-	-	0.95	-	-	-	-	-
- P Ravindra Pai (Nominee of Century Joint Developments Pvt Ltd)	500 Equity Shares at Rs.10/- each of Suruchi Properties Pvt. Ltd.	0.05	-	-	-	-	-	-	0.05	-	-	-	-	-
- P Ravindra Pai	5,000 Equity Shares at Rs.10/- each of Century Prime Properties Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	-	-	-	-	-
- P Ashwin Pai	5,000 Equity Shares at Rs.10/- each of Century Prime Properties Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	-	-	-	-	-
Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inventories														
	Immovable Property of Suruchi Properties Pvt. Ltd.	4,212.68	-	-	-	-	-	-	4,212.68	93,320.00	-	-	-	93,320.00
	Immovable Property of Century Northside	368.21	-	-	-	-	-	-	368.21	7,830.00	-	-	-	7,830.00
	Immovable Property of Century Prime Properties Pvt. Ltd.	3,891.32	-	-	-	-	-	-	3,891.32	15,240.00	-	-	-	15,240.00
Trade Receivables	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	8,474.21	-	-	-	-	-	-	8,474.21	1,16,390.00	-	-	-	1,16,390.00



LIABILITIES													
Debt securities to which this certificate pertains	-	42,750.00	-	-	-	-	-	-	42,750.00	-	-	-	-
Other debt sharing pari-passu charge with above debt	-	not to be filled	-	-	-	-	-	-	-	-	-	-	-
Other Debt	-		-	-	-	-	-	-	-	-	-	-	-
Subordinated debt	-		-	-	-	-	-	-	-	-	-	-	-
Borrowings	-		-	-	-	-	-	-	-	-	-	-	-
Bank	-		-	-	-	-	-	-	-	-	-	-	-
Debt Securities	-		-	-	-	-	-	-	-	-	-	-	-
Others	-		-	-	-	-	-	-	-	-	-	-	-
Trade payables	-		-	-	-	-	-	-	-	-	-	-	-
Lease Liabilities	-		-	-	-	-	-	-	-	-	-	-	-
Provisions	-		-	-	-	-	-	-	-	-	-	-	-
Others	-		-	-	-	-	-	-	-	-	-	-	-
Total	-	42,750.00	-	-	-	-	-	-	42,750.00	-	-	-	-
Cover on Book Value	-	0.20	-	-	-	-	-	-	-	-	-	-	-
Cover on Market Value ¹⁸	-	2.72	-	-	-	-	-	-	-	-	-	-	-
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio								

For M/s. Praveen & Madan
Chartered Accountants
Firm Registration No.0113505


Praveen Kumar N

Partner [M.No.225884]

UDIN: 25225884BMMIKIJ1886

Place: Bangalore

Date: 30-May-2025



May 30, 2025

To,
BSE Limited,
Listing Department, 1st Floor,
P.J. Towers, Dalal Street,
Mumbai- 400 001

Dear Sir,

Sub: Declaration on Audit Reports with unmodified opinion for the Financial Year ended March 31, 2025 pursuant to Regulation 52(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
Ref: Rated, Secured, Listed, Redeemable and Non-Convertible Debentures (ISIN No. INE217T07019)

We refer to the provisions of Regulation 52(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the SEBI Circular No.CIR/CFD/CMD/56/2016 dated May 27, 2016, and we hereby declare that M/s Praveen & Madan, Chartered Accountants, Bangalore, Statutory Auditors of the Company have issued audit reports with unmodified opinion on the Audited Financial Results (standalone) of the Company for the financial year ended March 31, 2025. Accordingly, the impact of audit qualification is NIL.

We request you to take the above submission on record.

Thanking you,

Yours faithfully,
For **Suruchi Properties Private Limited**

Sreedevi Ramchandran Pillai
(Company Secretary)
M No. A44460