Date: 06/09/2022
To,
Department of Corporate Services
BSE Limited
P.J. Towers, Dalal Street,
Mumbai – 400 001

(Script Code: 543376)

Dear Sir/Madam,

Subject: Annual Report of the Company for the F.Y. 2021-22

Ref: Compliance to Regulation 34(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

The 2nd Annual General Meeting of the Company is scheduled to be held on Friday, September 30, 2022 at 11:00 A.M. (IST) at FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India.

Pursuant to Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the Annual Report of the Company for the F.Y. 2021- 22.

The Record Date for the purpose of determining the eligibility of the Members to attend the 2nd Annual General Meeting of Company will be 23rd September, 2022.

There being no physical shareholders in the Company, the Register of members and share transfer books of the Company will not be closed.

Please take same on your record and oblige.

Regards,
For, Samor Reality Limited

'For, Samor Reality Limited

Birjukumar Ajitbhai Shah
Director
DIN: 02323418

Director

SAMOR REALITY LIMITED AHMEDABAD



SAMOR REALITY LIMITED

ANNUAL REPORT FOR YEAR ENNED
31ST MARCH 2022

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CORPORATE INFORMATION

SAMOR REALITY LIMITED

BOARD OF DIRECTORS

NAME	DESIGNATION
Mr. Birjukumar Ajitbhai Shah	Managing Director
Mr. Jagrutiben Birjubhai Shah	Whole Time Director & Woman Director
Mr. Akshay Sevantilal Mehta	Non-Executive Director
Mr. Babubhai Khodidas Solanki	Non-Executive Independent Director
Mr. Jaydeepbhai Manojbhai Prajapati	Non-Executive Independent Director
Ms. Ripal Rupesh Shah	Non-Executive Independent Director

KEY MANAGERIAL PERSONNEL

NAME	DESIGNATION
Mr. Birjukumar Ajitbhai Shah	Managing Director & Chief Financial Officer
Ms. Pooja Aidasani	Company Secretary & Compliance Officer

AUDIT COMMITTEE

NAME	DESIGNATION
Mr. Jaydeepbhai Manojbhai Prajapati	Chairman
Mr. Babubhai Khodidas Solanki	Member
Ms. Ripal Rupesh Shah	Member

STAKEHOLDER'S RELATIONSHIP COMMITTEE

NAME	DESIGNATION
Mr. Jaydeepbhai Manojbhai Prajapati	Chairman
Mr. Babubhai Khodidas Solanki	Member
Mr. Jagrutiben Birjubhai Shah	Member

NOMINATION & REMUNERATION COMMITTEE

NAME	DESIGNATION
Ms. Ripal Rupesh Shah	Chairman
Mr. Babubhai Khodidas Solanki	Member
Mr. Jaydeepbhai Manojbhai Prajapati	Member

REGISTERED OFFICE

FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India.
Email: compliance@samor.in
Website: www.samor.in
Phone: +91 79 4038 0259

STATUTORY AUDITOR

Goyal Goyal & Co.,
387, M G Road, Jata Shankari Chowk, Opp. Bank of India, Dist. Barwani, Anjad, Madhya Pradesh – 451556, India.
Contact No.: +91-9826812377
Email: hemantgoyalca@gmail.com

REGISTRAR & SHARE TRANSFER AGENT

KFin Technologies Limited
Selenium Tower B, Plot Nos. 31 & 32, Financial District Nanakramguda, Serilingampally Mandal, Hydrabad 50032, India.
Tel. Number: +91 4067162222/1595
Email: samor.ipo@kfintech.com, einward.ris@kfintech.com

NOTICE OF 2ND ANNUAL GENERAL MEETING

NOTICE is hereby given that the Second (2nd) Annual General Meeting (AGM) of the Members of Samor Reality Limited will be held on Friday, 30th September, 2022 at 11:00 A.M. (IST) at FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India.

ORDINARY BUSINESSES:

1. **Adoption of Financial Statements (Standalone and Consolidated):**

   To consider and adopt the Audited Financial Statement of the Company including the Audited Balance Sheet for the Financial Year ended on 31st March, 2022, the Statement of Profit and Loss and the Cash flow statement for the year end on that date and the report of the Board of Directors and Auditors thereon;

   In this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution;

   "RESOLVED THAT the standalone and consolidated audited financial statement of the Company for the financial year ended on 31st March, 2022, the Statement of Profit and Loss and the Cash flow statement for the year end on that date and the reports of the Board of Directors and Auditors thereon, as circulated to the members, be and are hereby considered and adopted."

2. **Re-Appointment of Ms. Jagrutiben Birjubhai Shah (DIN: 02334894) as director liable to retire by rotation:**

   In this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution;

   "RESOLVED THAT in accordance with the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, Ms. Jagrutiben Birjubhai Shah (DIN: 02334894), who retires by rotation at this meeting, be and is hereby re-appointed as a Director of the Company."

SPECIAL BUSINESS:

3. **To appoint Statutory Auditors of the Company to hold office from the conclusion of this Annual General Meeting until the conclusion of Seventh (7th) Annual General Meeting and to authorize the Board of Directors to fix their remuneration:**

   In this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution;

   "RESOLVED THAT pursuant to Section 139, 140(4),141, 142 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014 and pursuant to the recommendation made by the Audit Committee and Board of Directors, M/s. Bhagat & Co., Chartered Accountants, having firm registration No. 127250W allotted by The Institute of Chartered Accountants of India (ICAI) be and are hereby appointed as the Statutory Auditors of the Company, who shall hold office from the conclusion of this 2nd Annual General Meeting for a term of consecutive five years till conclusion of the 7th Annual General Meeting and that the Board be and is hereby authorized to fix such remuneration as may be determined by the Audit Committee in addition to reimbursement of all out-of-pocket expenses as may be incurred in connection with the statutory audit of the Company."

   "RESOLVED FURTHER THAT Any Director of the Company be and is hereby severally authorized to do and perform all necessary acts, deeds and things including incidental matters in connection with the above including execution, signing and filing of any forms, returns and documents with the concerned authorities."

For and on behalf of Board of Directors
Samor Reality Limited

Birjukumar Ajitbhai Shah
Managing Director
DIN 02323418

Date: 6th September 2022
Place: Ahmedabad

IMPORTANT NOTES

1. Explanatory Statement in respect of special businesses to be transacted pursuant to Section 102 of the Companies Act, 2013 and/or Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is annexed hereto.

2. The relevant details, pursuant to Regulations 26(4) and 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of Directors retires by rotation and seeking appointment/re-appointment at this Annual General Meeting ("AGM") are annexed to the notice.

3. A member entitled to attend and vote is entitled to appoint a Proxy instead and the Proxy need not be a member of the Company. A person can act as a proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than ten percent of the total share capital of the company carrying voting rights. A member holding more than ten percent of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy or any other person or shareholder.

4. Proxies, in order to be effective, should be duly stamped, completed, signed and deposited at the Registered Office of the Company not less than 48 hours before the meeting. A Proxy form is sent herewith. Proxies submitted on behalf of the companies, societies etc., must be supported by an appropriate resolution/authority, as applicable.

5. Corporate Members intending to send their authorized representatives to attend the Meeting pursuant to Section 113 of the Companies Act, 2013 are requested to send to the Company, a certified copy of the relevant Board Resolution together with their respective specimen signatures authorizing their representative(s) to attend and vote on their behalf at the Meeting.

6. Members are requested to bring their copies of the Annual Report to the meeting. Members, Proxies and Authorized Representatives are requested to bring the duly completed Attendance Slip enclosed herewith to attend the AGM.

7. In case of joint holder attending the meeting, only such joint holder who is higher in the order of names will be entitled to vote.

8. Members seeking any information with regards to the Accounts to be explained in the Meeting, are requested to inform the Company at least 7 days in advance of the Annual General Meeting.

9. Documents referred to in the Notice and the Explanatory Statement attached hereto are available for inspection by the shareholders at the Registered Office of the Company during business hours on any working day up to and including the date of the Annual General Meeting of the Company.

10. Route map showing directions to reach the venue of the 2nd AGM is annexed.

11. The Record Date for the purpose of determining the eligibility of the Members to attend the 2nd Annual General Meeting of Company will be 23rd September, 2022.

12. There being no physical shareholders in the Company, the Register of members and share transfer books of the Company will not be closed.

13. The Notice of AGM along with Annual Report 2021-22 is being sent through electronic mode to those Members whose email addresses are registered with the Company/ Depositories. Member may note that Notice and Annual Report 2021-22 has been uploaded on the website of the Company at www.samor.in. The Notice and Annual Report 2021-22 can also be accessed from the website of the Stock Exchanges i.e. Bombay Stock Exchange of India Limited at www.bseindia.com.

14. The shareholders whether holding equity shares and who have not submitted their email addresses and in consequence to whom the Notice of AGM along with Annual Report 2021-22 could not be serviced via Email; So for permanent submission of e-mail address, the shareholders are however requested to register their email address, in respect of electronic holdings with the depository through the concerned depository participants, by following the due procedure.

15. Those shareholders who have already registered their e-mail address are requested to keep their e-mail addresses validated with their depository participants / the Company's Registrar and Share Transfer Agent, KFin Technologies Limited to enable servicing of notices / documents / annual Reports electronically to their e-mail address.

16. Members holding the shares in dematerialized form are requested to notify immediately, the information regarding change of address and bank particulars to their respective Depository Participant.

For and on behalf of Board of Directors
Samor Reality Limited

Birjukumar Ajitbhai Shah
Managing Director
DIN 02323418

Date: 6th September 2022
Place: Ahmedabad

ANNEXURE TO THE NOTICE

The relevant details, pursuant to Regulations 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of Directors seeking appointment/re-appointment at this Annual General Meeting ("AGM") are as follows:

Name of Director	Ms. Jagrutiben Birjubhai Shah (DIN: 02334894)
Date of Birth	08/07/1978
Date of Initial Appointment	01/12/2020
Date of Appointment (at current term)	01/12/2020
Educational Qualifications	She did Matriculation.
Expertise in specific functional areas - Job profile and suitability	Mrs. Jagrutiben Birjubhai Shah, aged 43 years is the Whole Time Director of our Company. She has completed her matriculation in year 1996. She was appointed on the Board of our Company upon incorporation of our Company i.e. w.e.f. December 01, 2020 and was partner in erstwhile partnership firm since 2014. She has vast experience of more than 9 years in the real estate industry. She is possessing excellent communication skills and leads human resource management in our Company.
Directorships held in other companies (excluding foreign companies, Section 8 companies and Struck off Companies and our Company)	NIL
Memberships / Chairmanships of committees of other public companies	NIL
Shareholding in the Company:	10,00,200 Number of Equity Shares
Inter-se Relationship with other Directors	With Directors & KMP of the Company: Wife of Birjubhai Shah

For and on behalf of Board of Directors
Samor Reality Limited

Birjukumar Ajitbhai Shah
Managing Director
DIN 02323418

Date: 6th September 2022
Place: Ahmedabad

EXPLANATORY STATEMENT IN RESPECT OF THE SPECIAL BUSINESS PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013:

Item No. 3:

The Board of Directors of the Company ('the Board'), on the recommendation of the Audit Committee ('the Committee'), recommended for the approval of the Members, the appointment of M/s Bhagat & Co, Chartered Accountants, as the Auditors of the Company for a period of five years from the conclusion of this AGM till the conclusion of the 7th AGM. On the recommendation of the Committee, the Board also recommended for the approval of the Members and the remuneration will be as mutually agreed with Board.

The Committee considered various parameters like capability to serve the business requirement of the Company, audit experience in the Company's operating segments, market standing of the firm, clientele served, technical knowledge etc., and found that the proposed auditor appointment is best suited to handle the scale, diversity and complexity associated with the audit of the financial statements of the Company.

M/s Bhagat & Co. has given their consent to act as the Auditors of the Company and have confirmed that the said appointment, if made, will be in accordance with the conditions prescribed under Sections 139 and 141 of the Act.

None of the Directors and Key Managerial Personnel of the Company, or their relatives, is interested in this Resolution.

The Board recommends to pass an Ordinary Resolution for your approval.

DIRECTORS' REPORT

Dear Shareholders,

The Board of Directors hereby submits the report of the business and operations of your Company ("the Company"), along with the Standalone and consolidated Audited Financial Statements, for the Financial Year ended on 31st March, 2022.

FINANCIAL RESULTS:

The Company's financial performance for the year ended on 31stMarch, 2022 is summarized below:

(In Lakhs)

PARTICULARS	Standalone	Consolidated	Standalone	Consolidated
	31.03.2022	**31.03.2022**	**31.03.2021**	**31.03.2021**
I. Net Sales/Income from Operations	1732.31	1732.31	964.27	964.27
II. Other Income	5.85	5.85	0.18	0.18
III. Total Revenue (I+II)	**1738.16**	**1738.16**	**964.45**	**964.45**
IV. Earnings Before Interest, Taxes, Depreciation and Amortization Expense	**16.57**	**16.57**	**13.96**	**13.84**
V. Finance Cost	0.72	0.72	0	0
VI. Depreciation and Amortization Expense	0.12	0.12	0.01	0.01
VII. Profit Before Tax (IV-V-VI)	**15.73**	**15.73**	**13.97**	**13.83**
VIII. Tax Expense:				
Less: Current Tax Expense	3.96	3.96	3.51	3.51
Less: Deferred Tax	0	0	0.01	0.01
Short Provision for tax	0.48	0.48	0	0
Profit After Tax (VII-VIII)	**11.29**	**11.29**	**10.45**	**10.31**

DIVIDEND:

For the Financial Year 2021-22, based on the Company's performance, the Board of Directors have not recommended any dividend.

TRANSFER TO RESERVES:

The Company has transferred profit for the FY 2021-22 in Reserve and Surplus.

BUSINESS DESCRIPTION:

We are an integrated construction and real estate development company, focused primarily on construction and development of residential and commercial projects, in and around Ahmedabad, Gujarat. We believe that we have established a successful track record in the real estate industry in Ahmedabad, Gujarat by developing versatile projects through our focus on innovative architecture, strong project execution and quality construction.

Our Company has demonstrated a prominent presence in execution of real estate projects and has developed significant expertise and competencies in this field. Our Company aim to leverage on its strength and continue expansion into sector which will put our Company to desired growth trajectory. Since the year 2014 our Company has demonstrated strong vision and its ability to capitalize and identify real estate opportunity. Further our Company is currently focusing on opportunities to build a brand in real estate sector. The customers of our Company have been highly appreciative of the developmental activities carried out by our Company and our promoter group entities, particularly with regards to the speed of execution, flexibility and property management services.

CHANGE IN NATURE OF BUSINESS:

During the year, your Company has not changed its business or object and continues to be in the same line of business as per main object of the Company.

THE REGISTERED OFFICE:

The registered office of the company is situated at FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India.

SHARE CAPITAL:

During the year under review, the authorized and paid-up share capital of the Company are as follows:

- **AUTHORIZED CAPITAL:**

  The Authorised Capital of the Company is ₹ 4,50,00,000/- divided into 45,00,000 Equity Shares of ₹ 10/- (Rupees Ten Only) each. Post the Financial year, the Company has increased the authorized Share capital of the company from ₹ 4,50,00,000/- to ₹ 12,00,00,000/- divided into 1,20,00,000 Equity Shares of ₹ 10/- (Rupees Ten Only) each vide ordinary resolution passed by shareholder on 12th August, 2022.

- **ISSUED, SUBSCRIBED & PAID-UP CAPITAL:**

  As on 31st March, 2022, the issued, subscribed and paid-up capital of the Company is ₹ 4,30,00,000/- divided into 43,00,000 Equity Shares of ₹ 10/- (Rupees Ten Only) each. During the Financial year, the Company has come out with initial Public Offer (IPO) and issued and allotted 13,00,000 Equity Shares of ₹ 10/- at price of Rs. 62/- per share (including premium of Rs. 52/-)

BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL:

Constitution of Board:

As on the date of this report, the Board comprises of following Directors;

Name of Director	Designation	Date of Original Appointment	Date of Appointment at current Term & designation	No. of Shares held as on 31stMarch, 2022
Mr. Birjukumar Ajitbhai Shah	Managing Director	01/12/2020	28/12/2020	12,49,800 Equity Shares
Mr. Jagrutiben Birjubhai Shah	Whole Time Director & Woman Director	01/12/2020	01/12/2020	10,00,200 Equity Shares
Mr. Akshay Sevantilal Mehta	Non-Executive Director	01/12/2020	01/12/2020	3,75,000 Equity Shares
Mr. Babubhai Khodidas Solanki	Non-Executive Independent Director	30/12/2020	30/12/2020	Nil
Mr. Jaydeepbhai Manojbhai Prajapati	Non-Executive Independent Director	30/12/2020	30/12/2020	Nil
Ms. Ripal Rupesh Shah	Non-Executive Independent Director	30/12/2020	30/12/2020	Nil

The composition of Board complies with the requirements of the Companies Act, 2013 ("Act"). Further, in pursuance of Regulation 15(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Company is exempted from the requirement of having composition of Board as per Regulation 17 of Listing Regulations.

None of the Directors of Board is a member of more than ten Committees or Chairman of more than five committees across all the Public companies in which they are Director.

DISCLOSURE BY DIRECTORS:

The Directors on the Board have submitted notice of interest under Section 184(1) i.e. in Form MBP 1, intimation under Section 164(2) i.e. in Form DIR 8 and declaration as to compliance with the Code of Conduct of the Company.

BOARD MEETING:

Regular meetings of the Board are held at least once in a quarter. Additional Board meetings are convened, as and when require, to discuss and decide on various business policies, strategies and other businesses. The Board meetings are generally held at the registered office of the Company.

During the year under review, Board of Directors of the Company met 7 times.

The meetings of the Board of the Companies within the intervals provided in section 173 of the Companies Act, 2013 (120 days) were compiled between two Board Meetings.

INDEPENDENT DIRECTORS:

The Company has received necessary declaration from each Independent Director under Section 149 (7) of the Companies Act, 2013 that they meet the criteria of independence laid down in Section 149 (6) of the Act. A separate meeting of Independent Directors was held to review the performance of Non-Independent Directors and Board as whole and performance of Chairperson of the Company including assessment of quality, quantity and timeliness of flow of information between Company management and Board.

The terms and conditions of appointment of Independent Directors and Code for Independent Director are incorporated on the website of the Company.

DETAILS OF KEY MANAGERIAL PERSONNEL:

In terms of Section 203 of the Companies Act, 2013, Mr. Birjukumar Ajitbhai Shah is Managing Director as well as Chief Financial Officer, as Key Managerial Personnel of the Company.

Moreover, Ms. Pooja Aidasani is a Company Secretary & Compliance Officer of the Company.

PERFORMANCE EVALUATION:

The Board of Directors has carried out an annual evaluation of its own performance board committees and individual directors pursuant to the provisions of the Act.

The performance of the board was evaluated by the board after seeking inputs from all the directors on the basis of the criteria such as the board composition and structure effectiveness of board processes information and functioning etc.

The performance of the committees was evaluated by the board after seeking inputs from the committee members on the basis of the criteria such as the composition of committees, effectiveness of committee meetings etc.

In addition, the performance of chairman was also evaluated on the key aspects of his role.

The Board and the Nomination and Remuneration Committee reviewed the performance of the individual Directors on the basis of the criteria such as the contribution of the individual Director to the Board and Committee Meetings like preparedness on the issues to be discussed meaningful and constructive contribution and inputs in meetings etc.

DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to section 134(5) of the Companies Act, 2013; the Board of Directors to the best of their knowledge and ability confirm that:

a) In preparation of Annual Accounts for the year ended 31st March, 2022; the applicable accounting standards have been followed and that no material departures have been made from the same;

b) The Directors have selected such accounting policies and applied them consistently and have made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year and of the profit or loss of the Company for that year;

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 Company and for preventing and detecting fraud and other irregularities;

d) The Directors have prepared the Annual Accounts for the year ended 31st March, 2022 on going concern basis;

e) The Directors have laid down the internal financial controls to be followed by the Company and that such Internal Financial Controls are adequate and were operating effectively; and

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

COMMITTEE OF BOARD:

The Board of Directors in line with the requirement of the Companies Act, 2013 has formed various committees, details of which are given hereunder:

A. AUDIT COMMITTEE:

NAME	DESIGNATION
Mr. Jaydeepbhai Manojbhai Prajapati	Chairman
Mr. Babubhai Khodidas Solanki	Member
Ms. Ripal Rupesh Shah	Member

Vigil Mechanism:

The Company has established a vigil mechanism and accordingly framed a Whistle Blower Policy. The policy enables the employees to report to the management instances of unethical behavior actual or suspected fraud or violation of Company's Code of Conduct.

Further the mechanism adopted by the Company encourages the Whistle Blower to report genuine concerns or grievances and provide for adequate safeguards against victimization of the Whistle Blower who avails of such mechanism and also provides for direct access to the Chairman of the Audit Committee in exceptional cases. The functioning of vigil mechanism is reviewed by the Audit Committee from time to time. None of the Whistle blowers has been denied access to the Audit Committee of the Board. The Whistle Blower Policy of the Company is available on the website of the Company.

B. STAKEHOLDER'S RELATIONSHIP COMMITTEE:

NAME	DESIGNATION
Mr. Jaydeepbhai Manojbhai Prajapati	Chairman
Mr. Babubhai Khodidas Solanki	Member
Mr. Jagrutiben Birjubhai Shah	Member

C. NOMINATION AND REMUNERATION COMMITTEE:

NAME	DESIGNATION
Ms. Ripal Rupesh Shah	Chairman
Mr. Babubhai Khodidas Solanki	Member
Mr. Jaydeepbhai Manojbhai Prajapati	Member

NOMINATION AND REMUNERATION POLICY:

Nomination and Remuneration Policy in the Company is designed to create a high-performance culture. It enables the Company to attract motivated and retained manpower in competitive market, and to harmonize the aspirations of human resources consistent with the goals of the Company. The Company pays remuneration by way of salary, benefits, perquisites and allowances to its Executive Directors and Key Managerial Personnel.

The Nomination and Remuneration Policy, as adopted by the Board of Directors, is placed on the website of the Company and is annexed to this Report as **Annexure – A**.

REMUNERATION OF DIRECTORS:

The details of remuneration paid during the Financial Year 2021-22 to Directors of the Company is provided in Financial Statement.

PUBLIC DEPOSIT:

The company has not accepted any deposits from the public. Hence the directives issued by the Reserve Bank of India & the Provision of Section 73 to 76 of the Company Act 2013 or any other relevant provisions of the Act and the Rules there under are not applicable.

PARTICULARS OF LOANS GUARANTEES INVESTMENTS & SECURITY:

Details of Loans Guarantees Investments and Security covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statement.

ANNUAL RETURN:

Pursuant to the amendments to Section 134(3)(a) and Section 92(3) of the Act read with Rule 12 of the Companies (Management and Administration) Rules, 2014, the Annual Return (Form MGT-7) for the financial year ended March 31, 2022, is available on the Company's website.

SUBSIDIARIES OF THE COMPANY:

During the period, "Samor & Motherland LLP" is a subsidiary company of our Company; hence consolidation of financial data of the subsidiary company is also attached for the financial year 2021-22.

ASSOCIATES AND JOINT VENTURE OF THE COMPANY:

During the year under review, the Company does not have any Associate or Joint Venture.

CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

During the financial year 2021-22, there was no materially significant related party transaction undertaken by the Company under Section 188 of the Companies Act, 2013 read with rules framed there under and Regulation 23 of SEBI (LODR) Regulations, 2015 that may have potential conflict with the interest of the Company. Disclosure on related party transactions is set out in financial statements.

MATERIAL CHANGES AND COMMITMENT:

There are no material changes and commitments affecting the financial position of the Company have occurred between the ends of Financial Year of the Company i.e. 31st March, 2022 to the date of this Report other than as stated above.

SIGNIFICANT AND MATERIAL ORDERS:

There are no significant and material orders passed by the regulators or courts or tribunals which impact the going concern status and the Company's operations in future.

SEXUAL HARASSMENT OF WOMEN AT WORKPLACE:

To foster a positive workplace environment free from harassment of any nature we have framed Prevention of Sexual Harassment Policy through which we address complaints of sexual harassment at all workplaces of the Company. Our policy assures discretion and guarantees non-retaliation to complainants. We follow a gender-neutral approach in handling complaints of sexual harassment and we are compliant with the law of the land where we operate.

During the year under review there were no incidences of sexual harassment reported.

ENERGY CONSERVATION TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

The information on conservation of energy technology absorption and foreign exchange earnings and outgo stipulated under Section 134(3)(m) of the Act read with Rule 8 of The Companies (Accounts) Rules 2014 as amended from time to time is annexed to this Report as **Annexure -B**.

SECRETARIAL STANDARDS OF ICSI:

The Company is in compliance with the Secretarial Standard on Meetings of the Board of Directors (SS-1) and General Meeting (SS-2) issued by the Institute of Company Secretaries of India and approved by the Central Government.

RISK MANAGEMENT:

A well-defined risk management mechanism covering the risk mapping and trend analysis risk exposure potential impact and risk mitigation process is in place. The objective of the mechanism is to minimize the impact of risks identified and taking advance actions to mitigate it. The mechanism works on the principles of probability of occurrence and impact if triggered. A detailed exercise is being carried out to identify evaluate monitor and manage both business and non-business risks.

INTERNAL FINANCIAL CONTROL SYSTEMS AND THEIR ADEQUACY:

The Company has adequate and efficient internal and external control system, which provides protection to all its assets against loss from unauthorized use and ensures correct reporting of transactions. The internal control systems are further supplemented by internal audits carried out by the respective Internal Auditors of the Company and Periodical review by the management. The Company has put in place proper controls, which are reviewed at regular intervals to ensure that transactions are properly authorised, correctly reported and assets are safeguarded.

CORPORATE GOVERNANCE:

Integrity and transparency are key factors to our corporate governance practices to ensure that we achieve and will retain the trust of our stakeholders at all times. Corporate governance is about maximizing shareholder value legally, ethically and sustainably. Our Board exercises its fiduciary responsibilities in the widest sense of the term. Our disclosures seek to attain the best practices in international corporate governance. We also endeavor to enhance long-term shareholder value and respect minority rights in all our business decisions.

As our company has been listed on SME Platform of Bombay Stock Exchange Limited (BSE), by virtue of Regulation 15 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 the compliance with the corporate Governance provisions as specified in regulation 17 to 27 and Clause (b) to (i) of sub regulation (2) of Regulation 46 and Para C D and E of Schedule V are not applicable to the company. Hence Corporate Governance Report does not form a part of this Board Report, though we are committed for the best corporate governance practices.

STATUTORY AUDITOR AND THEIR REPORT:

The Notes to the Standalone and consolidated Financial Statements referred in the Auditors Report, as issued by Goyal Goyal & Co, are self-explanatory and therefore do not call for any comments under Section 134 of the Companies Act 2013.

The Auditors' Report does not contain any qualification reservation or adverse remark. The Auditors' Report is enclosed with the financial statements in this Annual Report.

Further, the Board has proposed the appointment of M/S Bhagat & Co, Chartered Accountants as Statutory Auditor of the company at the 2nd Annual General Meeting.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT:

In terms of Regulation 34 and Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 a review of the performance of the Company for the year under review Management Discussion and Analysis Report is presented in a separate section which is annexed to this Report as **Annexure - C**.

SECRETARIAL AUDITOR AND THEIR REPORT:

The Secretarial Audit Report, as issued by M/s Amit Dharmani & Associates, Secretarial Auditor (Peer Audit Firm) for the Financial Year 2021-22 is annexed to this report as **Annexure - D.**

REPORTING OF FRAUD:

The Auditors of the Company have not reported any fraud as specified under Section 143(12) of the Companies Act, 2013.

WEBSITE:

As per Regulation 46 of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015 the Company has maintained a functional website containing basic information about the Company. The website of the Company is containing information like Policies, Shareholding Pattern, Financial and information of the designated officials of the Company who are responsible for assisting and handling investor grievances for the benefit of all stakeholders of the Company etc.

GENERAL DISCLOSURE:

Your Directors state that the Company has made disclosures in this report for the items prescribed in section 134 (3) of the Act and Rule 8 of The Companies (Accounts) Rules 2014 and other applicable provisions of the act and listing regulations to the extent the transactions took place on those items during the year. Your Directors further state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

(i) Details relating to deposits covered under Chapter V of the Act;
(ii) Issue of Equity Shares with differential rights as to dividend, voting or otherwise;
(iii) Issue of shares (including sweat equity shares) to employees of the Company under any scheme save and ESOS;
(iv) Annual Report and other compliances on Corporate Social Responsibility;
(v) There is no revision in the Board Report or Financial Statement;
(vi) No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.

ACKNOWLEDGEMENT:

Your Directors acknowledge the dedicated service of the employees of the Company during the year. They would also like to place on record their appreciation for the continued co-operation and support received by the Company during the year from bankers, business partners and other stakeholders.

For and on behalf of Board of Directors
Samor Reality Limited

Date: 6th September 2022
Place: Ahmedabad

Birjukumar Ajitbhai Shah	**Jagrutiben Birjubhai Shah**
Managing Director & CFO	**Whole Time Director**
DIN: 02323418	**DIN: 02334894**

ANNEXURE - A

NOMINATION AND REMUNERATION POLICY

I. Objective:

The objective of this Policy is to guide the Board of Directors of the Company on:

a. Appointment and removal of Directors, Key Managerial Personnel and employees in Senior Management;
b. Remuneration payable to the Directors, Key Managerial Personnel and employees in Senior Management;
c. Board Diversity;
d. Succession plan for Directors, Key Managerial Personnel and employees in Senior Management; and
e. Evaluation of individual Directors, Chairperson of the Board, the Board as a whole and the Committees of the Board

II.

II. Definition:

i. "Act" means Companies Act, 2013 any modifications and / or re-enactment thereof;
ii. "Board" means the Board of Directors of the Company from time to time;
iii. "Key Managerial Personnel" means a person defined in Section 2(51) of the Companies Act, 2013 and shall include :

1. Chief Executive Officer or the Managing Director or the Manager
2. Whole-time director
3. Chief Financial Officer
4. Company Secretary; and
5. such other officer as may be prescribed under the applicable laws or nominated by the Board.

iv. "Nomination and Remuneration Committee"/ "NRC" means the existing Nomination and Remuneration Committee of Independent directors of the Company, and any reconstitution of the same from time to time in accordance with the Act and the LODR, 2015;

iv. "Policy" means Nomination and Remuneration Policy;
v. "SEBI Regulations" mean the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015.
vi. "Senior Management" mean personnel of the Company who are members of its core management team excluding the Board of Directors and shall comprise all members of management one level below the MD & CEO, and include the Chief Financial Officer and the Company Secretary.

III. Proceedings:

i. The meeting of the NRC shall be held at such regular intervals as may be required by the Company;
ii. A member of the NRC is not entitled to be present when his or her own remuneration is discussed at a meeting or when his or her performance is being evaluated;
iii. The NRC may invite such executives, as it considers appropriate, to be present at the meetings of the NRC;
iv. Matters arising for determination at NRC meetings shall be decided by a majority of votes of Members present, and voting and any such decision shall for all purposes be deemed a decision of the NRC;
v. In case of equality of votes, the Chairman of the meeting will have a casting vote;
vi. The proceedings of all meetings shall be minuted and signed by the Chairman of the NRC at the subsequent meeting. Minutes of the NRC meetings will be tabled at the subsequent Board and NRC meeting.

IV. Roles and Responsibilities:

i. To formulate a criteria for determining qualifications, the positive attributes and independence of a Director;
ii. To recommend to the Board a policy relating to remuneration of the Directors, Key Managerial Personnel and other employees;
iii. To recommend to the Board the appointment and removal of Key Managerial Personnel and Senior Management;
iv. To identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board for their appointment and removal;
v. To recommend to extend or continue the term of appointment of the independent directors, on the basis of the report on performance evaluation of independent directors;
vi. To carry out evaluation of a Director's performance and recommend to the Board appointment /removal based on his / her performance;
vii. Recommend to the Board on:-
viii. The policy relating to remuneration for Directors, Key Managerial Personnel and Senior Management; and
ix. The Executive Director/s Remuneration and incentive;

x. To make recommendations to the Board concerning any matters relating to the continuation in office of any Director at any time including the suspension or termination of service of an Executive Director as an employee of the Company subject to the provision of the law and their service contract;
xi. To ensure that the level and composition of remuneration is reasonable and sufficient, relationship of remuneration to performance is clear and meets appropriate performance benchmarks,
xii. To devise a policy on Board diversity;
xiii. To develop a succession plan for the Board and to regularly review the plan;
xiv. To ensure that there is an appropriate induction and training programme in place for new Directors and members of Senior Management and reviewing its effectiveness; To ensure that on appointment to the Board, Non-Executive Directors receive a formal letter of appointment in accordance with the Guidelines provided under the Act;
xv. To identify and recommend Directors who are to be put forward for retirement by rotation;
xvi. To determine the appropriate size, diversity and composition of the Board;
xvii. To set a formal and transparent procedure for selecting new Directors for appointment to the Board;
xviii. To evaluate the performance of the Board members and Senior Management in the context of the Company's performance from a business and compliance perspective;
xix. To delegate any of its powers to one or more of its members or the Secretary of the NRC;
xx. To recommend any necessary changes to the Board;.
xxi. Review Professional indemnity and liability insurance taken by the Company for Directors, Key Managerial Personnel and Senior Management;
xxii. To consider any other matters as may be requested by the Board.

3 V. General:

i. The Policy would be subject to revision/amendment in accordance with the applicable laws.
ii. Unless required earlier, the NRC shall review the Policy once in every two years for making suitable amendments for better implementation of the Policy.
iii. The power to interpret and administer the Policy shall rest with the Chairperson of the NRC whose decision shall be final and binding. The Chairperson is also empowered to make any supplementary rules/orders to ensure effective implementation of the Policy. These will, however, be reported to or placed before the NRC, from time to time, to ensure the Committee's oversight on these issues.

****

Annexure - B

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

(Pursuant to Section 134 (3) (m) of the Companies (Accounts) Rules, 2014 and rules made there under)

A. CONSERVATION OF ENERGY:

i.) The steps taken or impact on conservation of energy:

The Company has taken measures and applied strict control system to monitor day to day power consumption, to endeavor to ensure the optimal use of energy with minimum extent possible wastage as far as possible. The day to day consumption is monitored and various ways and means are adopted to reduce the power consumption in an effort to save energy.

ii.) The steps taken by the Company for utilizing alternate sources of energy:

The Company has not taken any step for utilizing alternate sources of energy.

iii.) The capital investment on energy conservation equipment:

During the year under review, Company has not incurred any capital investment on energy conservation equipment.

B. TECHNOLOGY ABSORPTION:

i.) The effort made towards technology absorption:

The Company has not imported any technology and hence there is nothing to be reported here.

ii.) The benefit derived like product improvement, cost reduction, product development or import substitution:

None

iii.) in case of imported technology (imported during the last three years reckoned from the beginning of the financial year) -

a. The details of technology imported: Nil
b. The year of import: Not Applicable
c. Whether the technology has been fully absorbed: Not Applicable
d. If not fully absorbed, areas where absorption has not taken place, and the reasons thereof: Not Applicable

iv.) The expenditure incurred on Research and Development:

During the year under review, the Company has not incurred any Expenditure on Research and Development

C. FOREIGN EXCHANGE EARNINGS & EXPENDITURE:

i.) Details of Foreign Exchange Earnings: **(In Rs.)**

Sr. No.	Particulars	F.Y. 2021-22	F.Y. 2020-21
1.	FOB Value of Export	NIL	NIL

ii.) Details of Foreign Exchange Expenditure: **(In Rs.)**

Sr. No.	Particulars	F.Y. 2021-22	F.Y. 2020-21
1.	Foreign Exchange Expenditure	NIL	NIL

For and on behalf of Board of Directors
Samor Reality Limited

Date: 6th September 2022
Place: Ahmedabad

Birjukumar Ajitbhai Shah
Managing Director & CFO
DIN: 02323418

Jagrutiben Birjubhai Shah
Whole Time Director
DIN: 02334894

Annexure - C

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

GLOBAL ECONOMY

Although recent vaccine approvals have raised hopes of a turnaround in the pandemic later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional policy support in a few large economies.

The projected growth recovery this year follows a severe collapse in 2020 that has had acute adverse impacts on women, youth, the poor, the informally employed, and those who work in contact-intensive sectors. The global growth contraction for 2020 is estimated at -3.5 percent, 0.9 percentage point higher than projected in the previous forecast (reflecting stronger-than-expected momentum in the second half of 2020).

INDIAN ECONOMY

Real estate sector is one of the most globally recognized sectors. It comprises of four sub sectors - housing, retail, hospitality, and commercial. The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

It is also expected that this sector will incur more non-resident Indian (NRI) investment, both in the short term and the long term. Bengaluru is expected to be the most favoured property investment destination for NRIs, followed by Ahmedabad, Pune, Chennai, Goa, Delhi and Dehradun.

Market Size

By 2040, real estate market will grow to Rs. 65,000 crore (US$ 9.30 billion) from Rs. 12,000 crore (US$ 1.72 billion) in 2019. Real estate sector in India is expected to reach a market size of US$ 1 trillion by 2030 from US$ 120 billion in 2017 and contribute 13% to the country's GDP by 2025. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs. Indian real estate increased by 19.5% CAGR from 2017 to 2028.

Office space has been driven mostly by growth in ITeS/IT, BFSI, consulting and manufacturing sectors. During 2019, the office leasing space reached 60.6 msf across eight major cities, registering a growth of 27% y-o-y. In 2019, office sector demand with commercial leasing activity reached 69.4 msf. Co-working space across top seven cities increased to reach 12 sq ft by end of 2019.

For and on behalf of Board of Directors
Samor Reality Limited

Date: 6th September 2022
Place: Ahmedabad

Birjukumar Ajitbhai Shah	**Jagrutiben Birjubhai Shah**
Managing Director & CFO	**Whole Time Director**
DIN: 02323418	**DIN: 02334894**

Amit Dharmani & Associates
Company Secretaries

Registered office: 205, Kalp trade Centre, Opp. Dr. Bharat Jain, Near Shahid Park, Freeganj, Ujjain-456010
Tel No. 0734- 3561834 Cell: 8827738332
Email: amitkumardharmani@gmail.com/csamitdharmani@gmail.com

Form No. MR-3

SECRETARIAL AUDIT REPORT OF

SAMOR REALITY LIMITED

FOR THE FINANCIAL YEAR ENDED 31st March, 2022

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

To,
The Members,
SAMOR REALITY LIMITED
FO F.401, SHOP ATLANTIS, NR RELIANCE PUMP
PRAHLADNAGAR ROAD, ANANDNAGAR,
SATELLITE, AHMEDABAD, GUJARAT 380015 INDIA

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Samor Reality Limited** (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the **financial year ended on 31st March, 2022** complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the **financial year ended on 31st March, 2022** according to the provisions of:



(i) The Companies Act, 2013 (the Act) and the Rules made there under;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;

(iv) Foreign exchange Management Act, 1999 and the Rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act');

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;

(d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;

(vi) Laws applicable to the industry to which the Company belongs, as identified by the Management is given in the enclosed ***Annexure 2.***

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

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

(ii) SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

AMIT DHARMANI & ASSOCIATES
FCS No. 12050
CP No. 18179
Company Secretaries

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above, except to the extent as mentioned below:

The Company has intimated Stock exchange and filed necessary returns within/beyond the prescribed time during the financial year as per SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

We further report that

The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings. Agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

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

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

This Report is to be read with our letter of even date which is annexed as Annexure '1' and forms an integral part of this Report.

Place: Ujjain
Date: 27/08/2022

For Amit Dharmani & Associates
Company Secretaries



Amit Dharmani
Proprietor
FCS 12050 & COP 18179
UDIN: F012050D000860876
Unique Identification No.: S2017MP474100
Peer Review Certificate No.: 996/2020

This report is to be read with our letter of even date which is annexed as 'ANNEXURE 1' & 'ANNEXURE 2' and forms an integral part of this report.

Amit Dharmani & Associates
Company Secretaries

Registered office: 205, Kalp trade Centre, Opp. Dr. Bharat Jain, Near Shahid Park, Freeganj, Ujjain-456010
Tel No. 0734- 3561834 Cell: 8827738332
Email: amitkumardharmani@gmail.com/csamitdharmani@gmail.com

'Annexure 1

To,
The Members,
SAMOR REALITY LIMITED
FO F.401, SHOP ATLANTIS, NR RELIANCE PUMP
PRAHLADNAGAR ROAD, ANANDNAGAR,
SATELLITE, AHMEDABAD, GUJARAT 380015 INDIA

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.

4. Where ever required, we have obtained the Management representation about the compliance of laws, Rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, Rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

Place: Ujjain
Date: 27/08/2022

For Amit Dharmani & Associates
Company Secretaries

AMIT DHARMANI & ASSOCIATES
FCS No. 12050
CP No. 18179
Company Secretaries

Amit Dharmani
Proprietor
FCS 12050 & COP 18179
UDIN: F012050D000860876
Unique Identification No.: S2017MP474100
Peer Review Certificate No.: 996/2020

Amit Dharmani & Associates
Company Secretaries

Registered office: 205, Kalp trade Centre, Opp. Dr. Bharat Jain, Near Shahid Park, Freeganj, Ujjain-456010
Tel No. 0734- 3561834 Cell: 8827738332
Email: amitkumardharmani@gmail.com/csamitdharmani@gmail.com

'Annexure 2'

Laws applicable to the Company:

1. Real Estate (Regulation and Development) Act, 2016 (RERA);
2. Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013;
3. Transfer of Property Act, 1882
4. Indian Easement Act, 1882
5. Indian Contract Act, 1872
6. Factories Act, 1948;
7. The Gujarat Housing Board Act, 1961
8. Information Technology Act, 2000
9. The Indian Electricity Rules 1956
10. The Standard Weight and Measurement Act, 1976
11. The Public Liability Insurance Act, 1991
12. Trade Marks Act, 1999 & Copy Right Act, 1957;
13. The Legal Metrology Act, 2009;
14. Labour Laws and other incidental laws related to labour and employees appointed by the Company either on its payroll or on contractual basis as related to wages, gratuity, provident fund, ESIC, compensation etc.;
15. Acts prescribed under prevention and control of pollution;
16. Acts prescribed under Environmental protection;
17. Acts prescribed under Direct Tax and Indirect Tax;
18. Land Revenue laws of respective States;
19. Labour welfare Act of respective States;
20. Acts as prescribed under Shop and Establishment Act of various local authorities.
21. Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

Place: Ujjain
Date: 27/08/2022

For Amit Dharmani & Associates
Company Secretaries

AMIT DHARMANI & ASSOCIATES
FCS No. 12050
CP No. 18179
Company Secretaries

Amit Dharmani
Proprietor
FCS 12050 & COP 18179
UDIN: F012050D000860876
Unique Identification No.: S2017MP474100
Peer Review Certificate No.: 996/2020

INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022
(STANDALONE)

INDEPENDENT AUDITOR'S REPORT

To The Members of Samor Reality Limited
(Formerly known as M/s. Samor Reality)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone Financial Statements of Samor Reality Limited (Formerly known as M/s. Samor Reality) ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and 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, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2006, as amended ("Accounting Standards") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its profit/loss and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Standalone Financial Statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Standalone Financial Statements under the provisions of the Act and the Rules made thereunder, 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 obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Standalone Financial Statements.

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

- The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis and Directors Report (the "Reports"), but does not include the Standalone Financial Statements and our auditor's report thereon.

- Our opinion on the Standalone Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

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

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance and cash flows in accordance with the Accounting Standards and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.
In preparing the Standalone Financial Statements, 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.

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

Auditor's Responsibility for the Audit of the Standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures

responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit, we report that:

A. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

B. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

C. The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account.

D. In our opinion, the aforesaid Standalone Financial Statements comply with the Accounting Standards specified under Section 133 of the Act.

E. On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

F. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

G. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the period is in accordance with the provisions of section 197 of the Act.

H. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

   a) The Company does not have any pending litigations which would impact its financial position.

   b) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

   c) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

   d)

      i. The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from

borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall:

- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company.
- provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

ii. The management has represented, that, to the best of its knowledge and belief, 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:

- directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or
- provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and

iii. Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under subclause (d) (i) and (d) (ii) contain any material mis-statement.

e) The Company has not paid any dividend during the year and hence, compliance with Section 123 of the Act is not applicable.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure - B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Goyal Goyal & Co.**
Chartered Accountants
(Firm's Registration No. – 015069C)

Hemant Goyal
(Partner)
(M. No. 405884)
(UDIN - 22405884AJFIXE1841)

Place : Ahmedabad
Date : May 18, 2022

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

We have audited the internal financial controls over financial reporting of Samor Reality Limited (Formerly known as Samor Reality) ("the Company") as of March 31, 2022 in conjunction with our audit of the standalone Standalone Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting 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 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 Companies Act, 2013.

Auditor's Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls 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 Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Standalone Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Standalone Financial Statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the criteria for internal financial control over financial reporting established by the Company considering the essential components of internal control stated in the Guidance Note.

For **Goyal Goyal & Co.**
Chartered Accountants
(Firm's Registration No. – 015069C)

Hemant Goyal
(Partner)
(M. No. 405884)
(UDIN - 22405884AJFIXE1841)

Place : Ahmedabad
Date : 18th May, 2022

ANNEXURE – B: Report under the Companies (Auditor's Report) Order, 2020

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date on the accounts of **Samor Reality Limited (Formerly known as M/s. Samor Reality)** (the "Company") for the year ended March 31, 2022)

i. According to the information & explanation given to us and on the basis of our examination of the records of the Company, in respect of property, plant & equipment and intangible assets:

   a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of its property, plant & equipment.
   (B) The Company has maintained proper records showing full particulars of Intangible assets.

   b) The Property, Plant & Equipment were physically verified during the year by the management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information & explanation given to us, no material discrepancies were noticed on such verification.

   c) The title deeds of all the immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the Standalone Financial Statements are held in the name of the Company.

   d) The Company has not revalued its property, plant & equipment (including right to use assets) or intangible assets or both during the year and hence, reporting under clause 3(i)(d) of the order is not applicable.

   e) 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 thereunder and hence, reporting under clause 3(i)(e) of the order is not applicable.

ii. a) The physical verification of inventory has been conducted at reasonable intervals by the Management during the year and, in our opinion, the coverage and procedures of such verification by Management is appropriate. The discrepancies noticed on physical verification of inventory as compared to book records were not 10% or more in aggregate for each class of inventory.

   b) 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 been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks on the basis of security of current assets. Hence, reporting under clause 3(ii)(b) of the order is not applicable.

iii. 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 made any

investments, provided 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 during the year. Hence, reporting under clause 3(iii) of the order is not applicable.

iv. In our opinion and according to information and explanation given to us, the company has complied the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.

v. According to the information and explanation given to us, the Company has not accepted any deposits or amounts deemed to be deposits during the year and hence the directives issued by the Reserve Bank of India and the provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder are not applicable to the Company.

vi. To the best of our knowledge and according to the information and explanations given to us, the Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act for the services provided by the company and hence reporting under clause 3(vi) is not applicable to the Company.

vii. According to the information & explanation given to us, in respect of statutory dues:

a) The Company has been generally been regular in depositing undisputed statutory dues including Goods & Service Tax, Provident Fund, Employees' State Insurance, Income-tax, Sales tax, Service Tax, Customs Duty, Value Added Tax, Goods and Services Tax, Cess and other material statutory dues applicable to it with the appropriate authorities during the year. There were no undisputed amounts payable in respect of Goods & Service Tax, Provident Fund, Employees' State Insurance, Income-tax, Sales tax, Service Tax, Customs Duty, Value Added Tax, Goods & Services Tax, Cess and other material statutory dues in arrears as at March 31, 2022 for a period of more than six months from the date they became payable.

b) There are no statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2022 on account of any dispute.

viii. There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.

ix. Based on information and explanation provided by the management of Company and on the basis of our examination of the records of the Company,

a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender. Hence, reporting under paragraph 3(ix)(a) is not applicable to that extent.

b) The Company has not been declared wilful defaulter by any bank or financial institution or other lender.

c) The Company has applied term loan during the year including unutilised term loans at the beginning of the year for the purpose for which the loans were obtained and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

d) On an overall examination of the Standalone Financial Statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

e) On an overall examination of the Standalone Financial Statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies and hence reporting on clause 3(ix)(f) of the Order is not applicable.

x. (a) During the year, the company has raised moneys by way of initial public offer for issuing 13,00,000 equity shares of ₹ 10 each at a premium of ₹ 52 per share. The moneys as raised have been fully applied for the purposes for which those are raised till March 31, 2022 as follows:

(₹ in Lakhs)

S. No.	Object of the Issue	Amount alloted for the object	Amount utilized till March 31, 2022	Amount unutilized till March 31, 2022
1	Issue related expenses	40.00	40.00	-
2	Invest in to our Subsidiary namely "M/s Samor & Motherland LLP("SML")	600.00	600.00	-
3	General Corporate Purpose	166.00	166.00	-
Total		**806.00**	**806.00**	**-**

Further, no instance of defaults and subsequent rectification found and hence, reporting under clause 3(x)(a) of the Order is not applicable to the Company to such extent.

(b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x)(b) of the Order is not applicable to the Company.

xi. (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) We have taken into consideration the whistle blower complaints received by the Company during the year and provided to us, when performing our audit.

xii. The company is not Nidhi Company. Accordingly, paragraph 3(xii) of Order is not applicable.

xiii. According to the information and explanations given to us and based on our examination of the record of the Company, transactions with related parties are in compliance with the provisions of section 177 and 188 of the Companies Act where applicable and the details have been disclosed in the Standalone Financial Statements etc. as required by the applicable accounting standards.

xiv. (a) In our opinion, the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) We have considered, the internal audit reports issued to the Company during the year and covering the period up to March 31, 2022 for the period under audit.

xv. According to the information and explanations given to us and based on our examination of the record of the Company, the company has not entered into any non-cash transactions with directors or persons connected with him hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

xvi. (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence, reporting under clause 3(xvi)(a) of the order is not applicable.

(b) The company has not conducted any non-banking financial or housing finance activities during the year and hence, the company is not required to obtain certificate of registration from the Reserve Bank of India as per the Reserve Bank of India Act, 1934. Accordingly, reporting under clause 3(xvi)(c) of the order is not applicable.

(c) The company is not a Core Investment Company as defined in the regulations made by the Reserve Bank of India and hence, reporting under clause 3(xvi)(c) of the order is not applicable.

(d) According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.

xvii. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.

xviii. During the year, no auditor has resigned as a statutory auditor of the company. Hence, reporting under clause xviii is not applicable.

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 and 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 indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. According to the information and explanations given to us and based on our examination of the record of the Company, the Company is not liable to spend any amount towards Corporate Social Responsibility (CSR) as per Companies Act and hence, reporting under clause (xx) of the Order is not applicable for the year.

For **Goyal Goyal & Co.**
Chartered Accountants
(Firm's Registration No. – 015069C)

Hemant Goyal
(Partner)
(M. No. 405884)
(UDIN - 22405884AJFIXE1841)

Place : Ahmedabad
Date : May 18, 2022

Samor Reality Limited
(Formerly known as "Samor Reality")

BALANCE SHEET AS AT MARCH 31, 2022

	Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
			₹ in Lakh	₹ in Lakh
A	**EQUITY AND LIABILITIES**			
(1)	**Shareholders' funds**			
	(a) Share capital	**2**	430.00	300.00
	(b) Reserves and Surplus	**3**	697.74	10.45
			1,127.74	310.45
(2)	**Non-current liabilities**			
	(a) Deferred tax liabilities (net)	**4**	0.01	0.01
			0.01	0.01
(3)	**Current liabilities**			
	(a) Short Term Borrowings	**5**	27.75	-
	(b) Trade payables	**6**		
	(i) Total outstanding dues of micro enterprises and small enterprises		-	-
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		11.59	37.13
	(c) Other current liabilities	**7**	7.45	1.90
	(d) Short Term Provision	**8**	3.96	2.78
			50.75	41.81
	TOTAL		**1,178.50**	**352.27**
B	**ASSETS**			
(1)	**Non-current assets**			
	(a) Property, Plant & Equipment and Intangible Assets			
	(i) Property,Plant & Equipment	**9**	1.83	0.65
	(b) Non Current Investment	**10**	-	0.38
	(c) Long-term loans and advances	**11**	3.84	200.00
	(d) Other Non-Current Assets			
			5.67	201.03
(2)	**Current assets**			
	(a) Inventories	**12**	1,030.16	21.13
	(b) Trade receivables	**13**	39.18	56.87
	(c) Cash and bank balances	**14**	94.86	73.06
	(d) Short-term loans and advances	**15**	0.57	-
	(e) Other current assets	**16**	8.06	0.18
			1,172.83	151.24
	TOTAL		**1,178.50**	**352.27**
	See accompanying notes forming part of the Financial Statements	**1 to 29**		

In terms of our report attached
For, Goyal Goyal & Co.
Chartered Accountants
(FRN – 015069C)

CA Hemant Goyal
(Partner)
(M. No. - 405884)
(UDIN - 22405884AJFIXE1841)

Place : AHMEDABAD
Date : 18.05.2022

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah
(Director & CFO)
DIN: 02323418

Jagrutiben Birjubhai Shah
(Director)
DIN: 02334894

Pooja Aidasani
(Company Secretary)

Place : AHMEDABAD
Date : 18.05.2022

Samor Reality Limited
(Formerly known as "Samor Reality")

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2022

	Particulars	Note No.	For the Year ended March 31, 2022	For the Year ended March 31, 2021
			₹ in lakh	₹ in lakh
I	Revenue from operations	17	1,732.31	964.27
II	Other income	18	5.85	0.18
III	**Total Revenue (I + II)**		1,738.16	964.45
IV	**Expenses:**			
	(a) Purchase of Stock in trade	19	2,664.88	955.54
	(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	20	(1,009.03)	(21.13)
	(c) Employee benefits expense	21	6.62	0.36
	(d) Finance costs	22	0.72	-
	(e) Depreciation and amortization expense	9	0.12	0.01
	(f) Other expenses	23	59.12	15.71
	Total Expenses		1,722.43	950.48
V	**Profit before prior-period items and tax (III - IV)**		15.73	13.97
VI	**Prior-Period Items**		-	-
VII	**Profit before tax (V - VI)**		15.73	13.97
VIII	**Tax expense:**			
	(1) Current tax expense		3.96	3.51
	(2) Deferred tax expense/(credit)		-	0.01
	(3) Short Provision for Tax		0.48	-
			4.44	3.52
VII	**Profit from continuing operations (V-VI)**		**11.29**	**10.45**
VIII	**Earnings per Equity Share :-**	24		
	Face Value of ₹ 10/- each			
	Basic		0.26	0.35
	Diluted		0.26	0.35
	See accompanying notes forming part of the Financial Statements	1 to 29		

In terms of our report attached
For, Goyal Goyal & Co.
Chartered Accountants
(FRN – 015069C)

CA Hemant Goyal
(Partner)
(M. No. - 405884)
(UDIN - 22405884AJFIXE1841)

Place : AHMEDABAD
Date : 18.05.2022

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah
(Director & CFO)
DIN: 02323418

Jagrutiben Birjubhai Shah
(Director)
DIN: 02334894

Pooja Aidasani
(Company Secretary)

Place : AHMEDABAD
Date : 18.05.2022

Samor Reality Limited
(Formerly known as "Samor Reality")

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2022

Particulars	For the year ended March 31, 2022		For the year ended March 31, 2021	
	₹ in lakh	₹ in lakh	₹ in lakh	₹ in lakh
A) CASH FLOW FROM OPERATING ACTIVITIES :				
1 Profit before Tax		15.73		13.97
Add / (Less) : Adjustment for				
Depreciation and amortisation	0.12		0.01	
Prior Period Items	-		-	
Share of Loss from Samor & Motherland LLP	-		0.22	
Finance Costs	0.72		-	
Interest Income on Fixed Deposits	(4.96)	(4.12)	(0.18)	0.05
2 Operating Profit before working capital changes		**11.61**		**14.02**
Changes in Working Capital :				
Adjustment for (increase)/decrease in operating assets:				
Inventories	(1,009.03)		(21.13)	
Trade Receivables	17.69		(56.87)	
Long Term Loans and Advances	196.16		(200.00)	
Short Term Loans and Advances	(0.57)		-	
Other Current Assets	(7.88)		-	
Adjustment for increase/(decrease) in operating Liabilities:				
Trade Payables	(25.54)		37.13	
Other Current Liabilities	5.55	(823.62)	1.90	(238.97)
Net Changes in Working Capital		**(812.01)**		**(224.95)**
3 Cash generated from operations				
Income Tax Paid (Net)		(3.26)		(0.73)
Net Cash flow from Operating Activities		**(815.27)**		**(225.68)**
B) CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of Property, Plant & Equipment		(1.30)		(0.66)
Share of Loss of Samor & Motherland LLP		-		(0.22)
Investment in Limited Liability Partnership Firm		0.38		(0.38)
Interest received on Fixed Deposits		4.96		-
Net Cash flow used in Investing Activities		**4.04**		**(1.26)**
C) CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from Issue of Equity Shares		**806.00**		**300.00**
Proceeds/(Repayment) of Borrowings		27.75		-
Finance Cost Paid		(0.72)		-
Net Cash flow from Financing Activities		**833.03**		**300.00**
Net increase /(decrease) in Cash and cash equivalents (A+B+C)		**21.80**		**73.06**
Cash and cash equivalents at the beginning of the year		**73.06**		**-**
Cash and cash equivalents as at the end of the year		**94.86**		**73.06**
Cash and Cash Equivalents consists of :-				
(Refer Note No. 14)				
(i) Cash-in-hand		0.43		-
(ii) Balance with Banks in Current Accounts and Fixed Deposits		94.43		73.06
Total		**94.86**		**73.06**
		-		-

Note:

The above Cash Flow Statement has been prepared under the "Indirect Method" set out in Accounting Standard (AS-3) "Cash Flow Statements" specified under Section 133 of the Companies Act, 2013.

See accompanying notes 1 to 30 formingpartoftheFinancialStatements

In terms of our report attached
For, Goyal Goyal & Co.
Chartered Accountants
(FRN – 015069C)

CA Hemant Goyal
(Partner)
(M. No. - 405884)
(UDIN - 22405884AJFIXE1841)

Place : AHMEDABAD
Date : 18.05.2022

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah
(Director & CFO)
DIN: 02323418

Jagrutiben Birjubhai Shah
(Director)
DIN: 02334894

Pooja Aidasani
(Company Secretary)

Place : AHMEDABAD
Date : 18.05.2022

Samor Reality Limited
(Formerly known as "Samor Reality")
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2022

1. SIGNIFICANT ACCOUNTING POLICIES

1.01 CORPORATE INFORMATION

Samor Reality Limited(the "Company") was originally formed and registered as a partnership firm under the Partnership Act, 1932 ("Partnership Act") in the name and style of M/s. Samor Reality (the "Firm") pursuant to a deed of partnership dated 2nd December, 2014. The constitution and capital of the firm was changed pursuant to supplementary agreement modifying thepartnership deed dated 15th September, 2020. The Firm was there after converted from a partnership firm to a public limited company under Part I chapter XXI of the Companies Act, 2013 with the name of Samor Reality Limited and received a fresh certificate of incorporation from the Registrar of Companies, Ahmedabad on 1st December, 2020.
The Firm was carrying on the business of contractor, builder, developer, organizer and supervisor of all types of real estate constructions and also buying and selling of constructed house, complexes, shopping offices, holiday resorts etc.
The Company is registered to carry on the business of builders, developers, buying and selling of real estate units and trading of materials used

1.02 BASIS OF ACCOUNTING AND PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the
Accounting policies not specifically referred to otherwise are consistent and in consonance with generally accepted accounting principles in
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 Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realization in cash and cash equivalents, the Company has determined its operating cycle as twelve months for the purpose of current – non-current classification of assets and liabilities.

1.03 USE OF ESTIMATES

The preparation of the financial statements in conformity with Indian GAAP requires the 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 recognised in the periods in which the results are known / materialise.

1.04 PROPERTY, PLANT & EQUIPMENT

Fixed assets are stated at historical cost less accumulated depreciation and impairment losses. Cost includes purchase price and all other attributable cost to bring the assets to its working condition for the intended use.
Subsequent expenditures related to an item of tangible asset are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

1.05 INVESTMENTS

Long term investments are valued at cost . However, when there is a decline, other than temporary, in the value of a long term investment, the carrying amount is reduced to recognize the decline. In the case of Long term Investment by way of capital contribution in a Limited Liability Partnership (LLP), the company's share of profit / loss in the LLP is accounted in the books of the company as and when the same is credited /debited to the Partners' Capital /Current Account by the LLP.
Investments include investments in shares of companies registered out side India. They are stated at cost by converting at the rate of exchange prevalent at the time of acquisition thereof. Current investments are valued at cost or fair value, whichever is lower.

1.06 DEPRECIATION / AMORTISATION

Tangible Assets:
Depreciable amount of assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on tangible fixed assets has been provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

Intangible assets
Website & Software is amortised over a period of three years on straight line method.

1.07 INVENTORIES

Inventories comprises of Traded Goods & Cost of Construction of the Project.
Stock - in - Trade is valued at Cost or Net Realisable Value which ever is lower. Cost of Stock - in -Trade comprises of cost of purchase and other costs incurred in bringing them to their respective present location and condition.

1.08 IMPAIRMENT OF ASSETS

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. Recoverable amount is the higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of the asset and from its disposal at the end of its useful life. Net selling price is the amount obtainable from sale of the asset in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal. An impairment loss is charged to the Statement of Profit and Loss in the year in which an asset is identified as impaired. The impairment loss recognised in prior accounting periods is reversed if there has been a change in the estimate of the recoverable value.

1.09 BORROWING COSTS

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

1.1 PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provision involving substantial degree of estimation in measurement is recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the notes. Contingent assets are neither recognized nor disclosed in the financial statements.

1.11 REVENUE RECOGNITION

Revenue from operations consists of proceeds from sale of goods used in construction and development of buildings. Revenue from sale of goods net of returns is recognized on dispatch or appropriation of goods in accordance with the terms of sale and is inclusive of excse duty as and when applicable, Pricees calation claims are recognized to the extent there is reasonable certainty of its realization.

1.12 EMPLOYEE BENEFITS

Company does not pay any Contribution towards provident fund & ESIC for regulatory authorities, where the Company has no further

1.13 OTHER INCOME

Interest income is accounted on accrual basis. Income other than interest income is accounted for when right to receive such income is established.

1.14 TAXES ON INCOME

Income taxes are accounted for in accordance with Accounting Standard (AS-22) – "Accounting for taxes on income", notified under Companies (Accounting Standard) Rules, 2014. Income tax comprises of both current and deferred tax.
Current tax is measured on the basis of estimated taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961.

The tax effect of the timing differences that result between taxable income and accounting income and are capable of reversal in one or more subsequent periods are recorded as a deferred tax asset or deferred tax liability. They are measured using substantially enacted tax rates and tax regulations as of the Balance Sheet date.

Deferred tax assets arising mainly on account of brought forward losses and unabsorbed depreciation under tax laws, are recognized, only if there is virtual certainty of its realization, supported by convincing evidence. Deferred tax assets on account of other timing differences are recognized only to the extent there is a reasonable certainty of its realization.

1.15 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprises Cash-in-hand, Current Accounts, Fixed Deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

1.16 EARNINGS PER SHARE

Basic earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity share outstanding during the year. Diluted earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

1.17 SEGMENT REPORTING

The accounting policies adopted for segment reporting are in line with the accounting policies of the Company. Segment revenue, segment expenses, segment assets and segment liabilities have been identified to segments on the basis of their relationship to the operating activities of the segment. Inter-segment revenue is accounted on the basis of transactions which are primarily determined based on market / fair value factors. Revenue and expenses have been identified to segments on the basis of their relationship to the operating activities of the segment.
Revenue, expenses, assets and liabilities which relate to the Company as a whole and are not allocable to segments on reasonable basis have been included under "unallocated revenue / expenses / assets / liabilities"

2 SHARE CAPITAL

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	₹ in lakh	Number	₹ in lakh
Authorised:				
Equity Shares of ₹ 10/- each	45,00,000	450	45,00,000	450
	45,00,000	**450**	**45,00,000**	**450**
Issued, Subscribed and Paid up:				
Equity Shares of ₹ 10/- each fully paid-up	43,00,000	430	30,00,000	300
Total	**43,00,000**	**430**	**30,00,000**	**300**

Notes:

(a) Rights, Preferences and Restrictions attached to equity shares :

- Right to receive dividend as may be approved by the Board of Directors / Annual General Meeting.

- The equity shares are not repayable except in the case of a buy back, reduction of capital or winding up in terms of the provisions of the Companies Act, 2013.

- Every member of the company holding equity shares has a right to attend the General Meeting of the Company and has a right to speak and on a show of hands, has one vote if he is present in person and on a poll shall have the right to vote in proportion to his share of the paid-up capital of the company.

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	₹ in lakh	Number	₹ in lakh
Equity Shares of ₹ 10 each				
Shares outstanding at the beginning of the	30,00,000	300	-	-
Add: Shares issued during the year	13,00,000	130	30,00,000	300
Shares outstanding at the end of the year	**43,00,000**	**430**	**30,00,000**	**300**

(c) Details of equity shares held by each shareholder holding more than 5% shares:

Name of Shareholder	As at March 31, 2022		As at March 31, 2021	
	No.	% of Holding	No.	% of Holding
(a) Akshaybhai Sevantilal Mehta	3,75,000	8.72%	3,75,000	12.50%
(b) Birjubhai Ajitbhai Shah	12,49,800	29.07%	12,49,800	41.66%
(c) Jagrutiben Birjubhai Shah	10,00,200	23.26%	10,00,200	33.34%

Samor Reality Limited
(Formerly known as "Samor Reality")
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2022

3 RESERVES AND SURPLUS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in lakh	₹ in lakh
(a) **Surplus in Statement of Profit and Loss**		
Opening Balance	10.45	-
Add: Profit for the year/Period	11.29	10.45
Closing Balance	21.74	10.45
(b) **Securities Premium**		
Opening balance	-	-
Add : Premium received on issue of shares	676.00	25.00
Less : Utilised towards bonus issue of shares	-	(25.00)
Closing Balance	676.00	-
Total	**697.74**	**10.45**

4 DEFERRED TAX LIABILITIES(NET)

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Deferred Tax Liabilities/(Assets) (Net)		
Timing diff. between book and tax depreciation	0.01	0.01
Loss as per Income Tax Act, 1961		
Total	**0.01**	**0.01**

5 SHORT-TERM BORROWINGS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured		
(a) Unsecured Loan		
-Loan From Related Party	27.75	-
Total	**27.75**	**-**

6 TRADE PAYABLES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Trade Payables		
(i) Total outstanding dues of micro enterprises and small enterprises;	-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises.	11.59	37.13
Total	**11.59**	**37.13**

A. Trade Payables Ageing Schedule

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)
(ii)Others	9.21	2.38	-	-	11.59
	(37.13)	(-)	(-)	(-)	(37.13)
(iii) Disputed dues – MSME	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)
(iv) Disputed dues - Others	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)

7 OTHER CURRENT LIABILITIES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Statutory Dues Paybale (GST,TDS And TCS)	3.62	1.90
(b) Provision for Expense	3.83	-
Total	**7.45**	**1.90**

8 SHORT TERM PROVISION

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Tax Provision	3.96	2.78
Total	**3.96**	**2.78**

Samor Reality Limited
(Formerly known as "Samor Reality")
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2022

9 PROPERTY, PLANT & EQUIPMENT AND INTANGIBLE ASSETS

Particulars	Gross Block (At Cost)				Accumulated Depreciation / Amortisation				Net Block	
	As at April 1, 2021	Additions during the year	Deductions / Transfer during the year	As at March 31, 2022	As at April 1, 2021	For the year	Deductions / Transfer during the year	As at March 31, 2022	As at March 31, 2022	As at March 31, 2021
	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹
(a) **Tangible Assets**										
(i) Electrical Fittings	0.66	1.18	-	1.84	0.01	0.11	-	0.12	1.72	0.65
	(-)	(0.66)	(-)	(0.66)	(-)	(0.01)	(-)	(0.01)	(0.65)	-
(ii) Plant & Machinery	-	0.12	-	0.12	-	0.01	-	-	0.12	-
	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	-	-
Total	**0.66**	**1.30**	**-**	**1.96**	**0.01**	**0.12**	**-**	**0.12**	**1.84**	**0.65**
Previous Year	**(-)**	**(0.66)**	**-**	**(0.66)**	**-**	**(0.01)**	**-**	**(0.01)**	(0.65)	**-**

Previous year figures are given in brackets.

10 NON CURRENT INVESTMENT

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unquoted, Non Traded (At Cost)		
(a) Investment in Limited Liability Partnership Firm		
Subsidiary - Samor & Motherland LLP	-	0.60
Less : Share of Loss For the period	-	-0.22
	-	0.38
Note:		
a. The company has entered into partnership with Mr. Jigar Kiritbhai Patel and Mr. Devam Bhupeshbhai Patel and formed a LLP Named as Samor & Motherland LLP ("the LLP") vide LLP Agreement dt. 28th January, 2021 and invested Rs. 60000 towards its contribution. The company holds 60% profit sharing ration in the LLP and hence, the LLP Becomes a subsidiary of the Company.		
b. Detailes of Contribution in Samor & Motherland LLP		
i. Samor Reality Limited	-	0.60
ii. Jigar Kiritbhai Patel	-	0.20
iii. Devam Bhupeshbhai Patel	-	0.20
Total	-	1.00
b. Detailes of Profit- Sharing Ratio in Samor & Motherland LLP		
i. Samor Reality Limited	60.00%	60.00%
ii. Jigar Kiritbhai Patel	20.00%	20.00%
iii. Devam Bhupeshbhai Patel	20.00%	20.00%
Total	100.00%	100.00%
Total	**-**	**0.38**

11 LONG-TERM LOANS AND ADVANCES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured, Considered good		
(a) Advnace to related parties	-	200.00
(b) Other loans and advances		
(i) Advance Tax TCS, and TDS (Net of Provision for Tax)	3.84	-
Total	**3.84**	**200.00**

12 INVENTORIES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Traded Goods & Work-in-Progress	1,030.16	21.13
Total	**1,030.16**	**21.13**

13 TRADE RECEIVABLES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured		
Outstanding for a period exceeding six months from the date they		
Considered Good	0.26	-
Outstanding for a period not exceeding six months from the date		
Considered Good	38.92	56.87
Total	**39.18**	**56.87**

Ageing of Trade Receivables are as follows:

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	38.92	0.26	-	-	-	**39.18**
	(56.87)	(-)	(-)	(-)	(-)	**(56.87)**
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)

14 CASH AND BANK BALANCES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Cash and Cash Equivalents		
- Cash-in-Hand	0.43	-
- Balance with Banks in Current Accounts	90.95	23.06
- In Fixed Deposits	3.48	50.00
	94.86	**73.06**

15 SHORT-TERM LOANS AND ADVANCES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured, (Considered good, unless stated otherwise)		
(a) Balance with Government Authorities		
Unavailed GST ITC	0.02	-
GST Rcm Receivable	0.45	-
(b) Others		
Considered Good unless otherwise specified		
(i) Vendor Advances	0.10	-
Total	**0.57**	**-**

16 OTHER CURRENT ASSETS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Interest On Fixed Deposit Receivables	-	0.18
(b) Deposit with BSE Limited	8.06	-
Total	**8.06**	**0.18**

17 REVENUE FROM OPERATIONS

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Sale of Goods	1,732.31	964.27
Total	**1,732.31**	**964.27**

18 OTHER INCOME

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Interest Income on Fixed Deposits	4.96	0.18
(b) Creditors Written off	0.89	-
Total	**5.85**	**0.18**

19 PURCHASE OF STOCK-IN-TRADE

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Purchase of Goods	1,659.74	955.54
(b) Purchase of Goods, Land & Other Cost Related to Project	1,005.14	-
Total	**2,664.88**	**955.54**

20 CHANGES IN INVENTORIES OF STOCK-IN-TRADE AND WORK-IN-PROGRESS

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Opening Stock	21.13	-
(b) Less: Closing Stock	(1,030.16)	(21.13)
Total	**(1,009.03)**	**(21.13)**

21 EMPLOYEE BENEFIT EXPENSES

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Salaries and Allowances	6.62	0.36
Total	**6.62**	**0.36**

22 FINANCE COSTS

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Bank Charges	0.58	-
(b) Interest Of Late Payment Of TCS	0.02	-
(c) Interest Of Late Payment Of TDS	0.12	-
Total	**0.72**	**-**

23 OTHER EXPENSES

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in lakh	₹ in lakh
(a) Auditors Remuneration	1.25	0.35
(b) Business Promotion Expense	8.23	0.33
(c) Consultancy Fees	1.91	-
(d) Electricity Expense	1.16	-
(e) Freight and Forwarding Exp	0.04	0.09
(f) GST Late Fees	-	-
(g) GST Tax Expense - Ineligibal ITC	8.20	-
(h) IPO Realted Expance	0.44	0.55
(i) Labour URD	1.27	-
(j) Legal Expances	2.77	0.01
(k) Listing Fees	2.07	-
(l) Loading Charges	-	0.12
(m) Marchant Banking Fees	12.00	-
(n) Miscellaneous Expense	-	-
(o) Office Expense	1.86	-
(p) Office Rent Expense	2.40	0.80
(q) Proffestional Fees	11.03	6.40
(r) Rera Registration Expense	1.98	-
(s) ROC Fees	0.67	6.84
(t) Share Of Loss From Samor & Motherland LLP	-	0.22
(u) Site Expense	1.48	-
(v) Travelling Exp.	0.36	-
Total	**59.12**	**15.71**
Note:		
(i) Remuneration to Auditors (including service tax wherever applicable):		
As Auditors - Statutory Audit	1.10	0.35
As Advisors, or in any other capacity, in respect of Taxation Matters	-	-
For tax audit	-	-
Certification Work	0.15	-
For reimbursement of expenses	-	-
Total	**1.25**	**0.35**

24 The calculation of basic & diluted earnings per share is based on the earnings and number of shares as computed below:

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ (Except share data)	₹ (Except share data)
(a) Net Profit/(Loss) for the year attributable to equity shareholders (₹)	11.29	10.45
(b) Weighted Average number of shares outstanding (in Lakh)	43.00	30.00
(c) Nominal Value of each share (₹)	10	10
(d) Basic & Diluted Earnings Per Share (₹) (a/b)	0.26	0.35

25 RELATED PARTY TRANSACTIONS

(a) Names of Related Parties where there were transactions during the year:

Sr. No.	Name of Related Party	Description of relationship
1	Samor & Motherland LLP	Subsidiary LLP
2	Jagrutiben Birjubhai Shah	Director
3	Varshaben Akshaykumar Mehta	Relative of Director
4	Akshay Sevantilal Mehta	Director
5	Birjukumar Ajitbhai Shah	Director

(b) Details of transactions with related party during the year and balances as at the year end:

Particulars	Samor & Motherland LLP	Jagrutiben Birjubhai Shah	Varshaben Akshaykumar Mehta
	₹ in Lakh	₹ in Lakh	₹ in Lakh
Transactions during the year:			
Loan Taken	-	-	-
	(200.00)	(-)	(-)
Loan Repaid	-	-	-
	(-)	(-)	(-)
Purchase of Project	219.43	-	-
	(-)	(-)	(-)
Investment Made in Subsidary LLP Of Samor Reality Limited	-	-	-
	(0.60)	(-)	(-)
Rent Expense	-	2.40	-
	(-)	(0.80)	(-)
Land Purchase for a Project	-	320.00	320.00
	(-)	(-)	(-)
Balances outstanding at the end of the year			
Long-term Borrowings	-	-	-
	(200.00)	(-)	(-)
Non Current Investment	-	-	-
	(-)	(-)	(-)
Trade Payables	-	-	-
	(-)	(0.80)	(-)

Note: Previous Year's Figures are given in brackets.

Particulars	Birjukumar Ajitbhai Shah	Akshay Sevantilal Shah
	₹ in Lakh	₹ in Lakh
Transactions during the year:		
Loan Taken	3.45	25.00
	(-)	(-)
Loan Repaid	0.70	-
	(-)	(-)
Balances outstanding at the end of the year		
Long-term Borrowings	2.75	25.00
	(-)	(-)

Note: Previous Year's Figures are given in brackets.

26 SEGMENT REPORTING

The Company is engaged in the business of trading of Construction Material and Development of Residential Building. This in the context of Accounting Standard (AS 17) "Segment Reporting", notified under the Companies (Accounting Standards) Rules, 2006, constitutes Two primary segment. The Company have a Two segment. Accordingly, disclosures required under AS 17 are applicable.

Audited Standalone Segment Results for the year ended 31st March, 2022

A) Segment Revenue & Results:

Particulars	For the year ended 31st March, 2022			For the year ended 31st March, 2021		
	Trading Activities	Real Estate Activities	Total	Trading Activities	Real Estate Activities	Total
Segment revenue	1,732.31	-	1,732.31	964.27	-	964.27
(Less) : Identifiable operating expenses	(1,659.74)	25.01	(1,634.73)	(955.54)	-	(955.54)
(Less) : Allocated expenses	(62.69)	(25.01)	(87.70)	5.06	-	5.06
Segment results	**9.88**	**-**	**9.88**	**13.79**	**-**	**13.79**
Add : Other income			5.85			0.18
Profit before tax			**15.73**			**13.97**
(Less) : Tax Expense			(4.44)			(3.52)
Profit after tax			**11.29**			**10.45**
Profit for the period			**11.29**			**10.45**

B) Segment Assets and Liabilties:

(₹)

Particulars	As at 31st March, 2022			As at 31st March, 2021		
	Trading Activities	Real Estate Activities	Total	Trading Activities	Real Estate Activities	Total
Segment Assets	39.19	1,030.16	1,069.35	352.28	-	352.28
Segment Liabilities	-	6.09	6.09	41.83	-	41.83

C) Segment Capital Expenditure, Depreciation & Other Non-Cash Expenditure

(₹)

Particulars	For the year ended 31st March, 2022			For the year ended 31st March, 2021		
	Trading Activities	Real Estate Activities	Total	Trading Activities	Real Estate Activities	Total
Capital expenditure	-	-	-	-	-	-
Segment depreciation	0.11	-	0.11	0.01	-	0.01
Non-cash expenditure other than depreciation	-	-	-	-	-	-

27 Additional Regulatory Information as per Para Y of Schedule III to Companies Act, 2013:

i. The Company does not have any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company.

ii. The Company has not revalued its Property, Plant and Equipment.

iii. The Company has not granted loans or advances in the nature of loans are granted to promoters, Directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:
(a) repayable on demand or
(b) without specifying any terms or period of repayment

iv. The Company does not have any capital work-in-progress.

v. The Company has doesnot have any intangible assets under development.

vi. No proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.

vii. The Company doesnot have any borrowings from banks or financial institutions on the basis of security of current assets.

viii. The company is not declared as wilful defaulter by any bank or financial institution or other lender.

ix. The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956

x. There are no charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period.

xi. The company does not have any investments and hence, compliance with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 is not applicable.

xii. Significant Accounting Ratios:

Ratios	For the Year ended March 31, 2022	For the Year ended March 31, 2021	Variation (%)
(a) Current Ratio	23.11	6.79	(240.35%)
(b) Debt-Equity Ratio	0.02	-	100.00%
(c) Debt Service Coverage Ratio	0.57	-	100.00%
(d) Return on Equity Ratio	1.00%	3.32%	69.88%
(e) Inventory turnover ratio	3.16	28.70	88.99%
(f) Trade Receivables turnover ratio	36.07	33.91	(6.37%)
(g) Trade payables turnover ratio	70.59	51.44	(37.23%)
(h) Net capital turnover ratio	1.54	3.11	50.48%
(i) Net profit ratio	0.01	0.01	0.00%
(j) Return on Capital employed	1.00%	3.32%	69.88%
(k) Return on investment.	2.62%	0.03	12.67%

Reasons for Variation more than 25%:

(a) Current Ratio : There is significant Increase of Stock in Trade of Project, Project is treated as Stock in Trade, Several Assets and Liabilities compared to Last year have been increased and decreased significantly, hence there is huge increase in Current Ratio.
(b) Return on Equity Ratio : Project is started in current year and will give results in upcoming year hence there is significant decrease in return on capital employed.
(c) Inventory Turnover Ratio : There is significant Increase of Stock in Trade of Project, Project is treated as Stock in Trade hence there is huge decrease in Inventory Turnover Ratio.
(d) Trade Payable Turnover Ratio : Project is started in current year and will give results in upcoming year, There are Trade payables relating to the Project but till end of year no revenues started from project, hence there is significant increase in Trade payables Turnover Ratio.
(e) Net Capital Turnover Ratio : Additional Capital Introduced to fund the project, the project does not affect current year turnover, hence there is significant decrease in Net Capital Turnover Ratio.
(f) Returns on Capital Employed : Additional Capital Introduced to fund the project, the project does not affect current year returns, hence there is significant decrease in Returns on Capital Employed.
(g)Debt Equity Ratio : Debt have been raised in current year only. hence in last year this ratio is not applicable.
(h) Debt Service Coverage Ratio : Debt have been raised in current year only. hence in last year this ratio is not applicable.

xiii. The Company does not have any scheme of arrangements which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

xiv. A. No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

B. 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 directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

28 Based on the information available with the Company, there are no dues to Small and Micro enterprises as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006. The information regarding Micro and Small enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

29 Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current period's classification / disclosure.

Signatures to Notes forming part of Financial Statements

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah	**Jagrutiben Birjubhai Shah**	**Pooja Aidasani**
(Director & CFO)	**(Director)**	**(Company Secretary)**
DIN: 02323418	**DIN: 02334894**	

Place : AHMEDABAD
Date : 18.05.2022

INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022
(CONSOLIDATED)

INDEPENDENT AUDITOR'S REPORT

To The Members of Samor Reality Limited
(Formerly known as M/s. Samor Reality)

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Samor Reality Limited (Formerly known as M/s. Samor Reality) ("the Parent"/"the Holding Company") and its subsidiaries, (the Parent/ Holding Company and its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at March 31, 2022, and the Consolidated Statement of Profit and Loss and the Consolidated Cash Flow Statement for the year then ended, and 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, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2006, as amended ("Accounting Standards") and other accounting principles generally accepted in India, of the state of affairs of the Group as at March 31, 2022, its profit/loss and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Consolidated Financial Statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Consolidated Financial Statements under the provisions of the Act and the Rules made thereunder, 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 obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Financial Statements.

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

- The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis and Directors Report (the "Reports"), but does not include the Consolidated Financial Statements and our auditor's report thereon.

- Our opinion on the Consolidated Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

- In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially

inconsistent with the Consolidated Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

Management's Responsibility for the Consolidated Financial Statements

The Holding 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 Consolidated Financial Statements that give a true and fair view of the financial position, financial performance and cash flows in accordance with the Accounting Standards and other accounting principles generally accepted in India. The respective management of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group 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, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Parent/ Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate or cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibility for the Audit of the Consolidated Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial control relevant to the audit 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 Holding Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 group'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 Consolidated Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such business activities included in the consolidated financial statements of which we are the independent auditors. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit, we report that:

   A. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   B. In our opinion, proper books of account as required by law have been kept by the Holding Company so far as it appears from our examination of those books.

   C. The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account.

D. In our opinion, the aforesaid Consolidated Financial Statements comply with the Accounting Standards specified under Section 133 of the Act.

E. On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

F. With respect to the adequacy of the internal financial controls over financial reporting of the Holding Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Holding 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 the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Holding Company to its directors during the period is in accordance with the provisions of section 197 of the Act.

H. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

a) The group does not have any pending litigations which would impact its financial position.

b) The group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

c) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the group.

d)

i. The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding 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:
   - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Holding Company.
   - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

ii. The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Holding Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company shall:

- directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or
- provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and

iii. Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under subclause (d) (i) and (d) (ii) contain any material mis-statement.

e) The group has not paid any dividend during the year and hence, compliance with Section 123 of the Act is not applicable.

For **Goyal Goyal & Co.**
Chartered Accountants
(Firm's Registration No. – 015069C)

Hemant Goyal
(Partner)
(M. No. 405884)
(UDIN - 22405884AJFIYB3235)

Place : Ahmedabad
Date : May 18, 2022

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2022, we have audited the internal financial controls over financial reporting of Samor Reality Limited (Formerly known as Samor Reality) (hereinafter referred to as "the Holding Company" / "Parent"). Reporting under clause (i) of sub section 3 of Section 143 of the Act in respect of the adequacy of the internal financial controls with reference to financial statements is not applicable to the subsidiary.

Management's Responsibility for Internal Financial Controls
The respective Board of Directors of the Holding company / Parent are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI)". 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 holding company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

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

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

We believe that the audit evidence is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Holding Company/ Parent.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion to the best of our information and according to the explanations given to us, the Holding Company has , in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the criteria for internal financial control over financial reporting established by the holding company considering the essential components of internal control stated in the Guidance Note.

For **Goyal Goyal & Co.**
Chartered Accountants
(Firm's Registration No. – 015069C)

Hemant Goyal
(Partner)
(M. No. 405884)
(UDIN - 22405884AJFIYB3235)

Place : Ahmedabad
Date : May 18, 2022

Samor Reality Limited
(Formerly known as "Samor Reality")

CONSOLIDATED BALANCE SHEET AS AT MARCH 31, 2022

	Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
			₹ in Lakh	₹ in Lakh
A	**EQUITY AND LIABILITIES**			
(1)	**Shareholders' funds**			
	(a) Share capital	**2**	430.00	300.00
	(b) Reserves and Surplus	**3**	697.74	10.45
			1,127.74	310.45
(2)	**Minority Interest**			
	(a) Minority Interest		-	0.26
			-	0.26
(3)	**Non-current liabilities**			
	(a) Long Term Borrowing	**4**	-	734.14
	(b) Deferred tax liabilities (net)	**5**	0.01	0.01
			0.01	734.15
(4)	**Current liabilities**			
	(a) Short Term Borrowings	**6**	27.75	-
	(b) Trade payables	**7**		
	(i) Total outstanding dues of micro enterprises and small		-	-
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		11.59	37.49
	(c) Other current liabilities	**8**	7.45	1.90
	(d) Short Term Provision	**9**	3.96	-
			50.75	39.40
	TOTAL		**1,178.50**	**1,084.25**
B	**ASSETS**			
(1)	**Non-current assets**			
	(a) Property, Plant & Equipment and Intangible Assets			
	(i) Property,Plant & Equipment	**10**	1.83	0.65
	(b) Long-term loans and advances	**11**	3.84	800.00
			5.67	800.65
(2)	**Current assets**			
	(a) Inventories	**12**	1,030.16	67.19
	(b) Trade receivables	**13**	39.18	56.87
	(c) Cash and bank balances	**14**	94.86	160.14
	(d) Short-term loans and advances	**15**	0.57	2.00
	(e) Other current assets	**16**	8.06	0.18
			1,172.83	286.38
	TOTAL		**1,178.50**	**1,087.03**
	See accompanying notes forming part of the Financial Statements	**1 to 31**		**2.78**

In terms of our report attached
For Goyal Goyal & Co.
Chartered Accountants
(FRN – 015069C)

CA Hemant Goyal
(Partner)
(M. No. - 405884)
(UDIN - 22405884AJFIYB3235)

Place : AHMEDABAD
Date : 18.05.2022

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah
(Director & CFO)
DIN: 02323418

Jagrutiben Birjubhai Shah
(Director)
DIN: 02334894

Pooja Aidasani
(Company Secretary)

Place : AHMEDABAD
Date : 18.05.2022

Samor Reality Limited
(Formerly known as "Samor Reality")

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2022

	Particulars	Note No.	For the Year ended March 31, 2022	For the Year ended March 31, 2021
			₹ in Lakh	₹ in Lakh
I	Revenue from operations	17	1,732.31	964.27
II	Other income	18	5.85	0.18
III	**Total Revenue (I + II)**		1,738.16	964.45
IV	**Expenses:**			
	(a) Project Cost	19	-	-
	(b) Purchase of Stock in trade	20	2,664.88	955.54
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	21	(1,009.03)	(21.13)
	(d) Employee benefits expense	22	6.62	0.36
	(e) Finance costs	23	0.72	-
	(f) Depreciation and amortization expense	10	0.12	0.01
	(g) Other expenses	24	59.12	15.85
	Total Expenses		1,722.43	950.62
V	**Profit before prior-period items and tax (III - IV)**		15.73	13.83
VI	**Prior-Period Items**		-	-
VII	**Profit before tax (V - VI)**		15.73	13.83
VIII	**Tax expense:**			
	(1) Current tax expense		3.96	3.51
	(2) Deferred tax expense/(credit)		-	0.01
	(3) Short Provision for Tax		0.48	-
			4.44	3.52
VII	**Profit from continuing operations (V-VI)**		**11.29**	**10.31**
VIII	**Minority Interest**		-	**(0.14)**
	Profit for the Year (VII-VIII)		**11.29**	**10.45**
VIX	**Earnings per Equity Share :-** **Face Value of ₹ 10/- each**	25		
	Basic		0.27	0.36
	Diluted		0.27	0.36
	See accompanying notes forming part of the Financial Statements	1 to 31		

In terms of our report attached
For Goyal Goyal & Co.
Chartered Accountants
(FRN – 015069C)

CA Hemant Goyal
(Partner)
(M. No. - 405884)
(UDIN - 22405884AJFIYB3235)

Place : AHMEDABAD
Date : 18.05.2022

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah
(Director & CFO)
DIN: 02323418

Jagrutiben Birjubhai Shah
(Director)
DIN: 02334894

Pooja Aidasani
(Company Secretary)

Place : AHMEDABAD
Date : 18.05.2022

Samor Reality Limited
(Formerly known as "Samor Reality")

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2022

Particulars	For the year ended March 31, 2022		For the year ended March 31, 2021	
	₹ in Lakh	₹ in Lakh	₹ in Lakh	₹ in Lakh
A) CASH FLOW FROM OPERATING ACTIVITIES :				
1 Profit before Tax		15.73		13.83
Add / (Less) : Adjustment for				
Depreciation and amortisation	0.12		0.01	
Finance Costs	0.72		-	
Interest Income on Fixed Deposits	(4.96)	(4.12)	(0.18)	(0.17)
2 Operating Profit before working capital changes		**11.61**		**13.66**
Changes in Working Capital :				
Adjustment for (increase)/decrease in operating assets:				
Inventories	(962.97)		(67.19)	
Trade Receivables	17.69		(56.87)	
Long Term Loans and Advances	796.16		(800.00)	
Short Term Loans and Advances	1.43		(2.00)	
Other Current Assets	(7.88)		-	
Adjustment for increase/(decrease) in operating Liabilities:				
Trade Payables	(25.90)		37.49	
Other Current Liabilities	5.55	(175.92)	1.90	(886.67)
Net Changes in Working Capital		**(164.31)**		**(873.01)**
3 Cash generated from operations				
Income Tax Paid (Net)		(0.48)		(0.73)
Net Cash flow from Operating Activities		**(164.79)**		**(873.74)**
B) CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of Property, Plant & Equipment		(1.30)		(0.66)
Interest received on Fixed Deposits		4.96		-
Net Cash flow used in Investing Activities		**3.66**		**(0.66)**
C) CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from Issue of Equity Shares		806.00		300.00
Capital Contribution Received From Minority Interest		(0.26)		0.40
Proceeds/(Repayment) of Borrowings		(706.39)		734.14
Finance Cost Paid		(0.72)		-
Net Cash flow from Financing Activities		**98.63**		**1,034.54**
Net increase /(decrease) in Cash and cash equivalents (A+B+C)		**(62.50)**		**160.14**
Cash and cash equivalents at the beginning of the year		**160.14**		**-**
Cash and cash equivalents as at the end of the year		**97.64**		**160.14**
Cash and Cash Equivalents consists of :-				
(Refer Note No. 14)				
(i) Cash-in-hand				-
(ii) Balance with Banks in Current Accounts and Fixed Deposits		94.43		160.14
Total		**94.43**		**160.14**
		(3.21)		-

Note:

The above Cash Flow Statement has been prepared under the "Indirect Method" set out in Accounting Standard (AS-3) "Cash Flow Statements" specified under Section 133 of the Companies Act, 2013.

See accompanying notes 1 - to 30 forming part of the Financial Statements

In terms of our report attached
For Goyal Goyal & Co.
Chartered Accountants
(FRN – 015069C)

CA Hemant Goyal
(Partner)
(M. No. - 405884)
(UDIN - 22405884AJFIYB3235)

Place : AHMEDABAD
Date : 18.05.2022

For and on behalf of the Board of Directors

Birjukumar Ajitbhai Shah
(Director & CFO)
DIN: 02323418

Jagrutiben Birjubhai Shah
(Director)
DIN: 02334894

Pooja Aidasani
(Company Secretary)

Place : AHMEDABAD
Date : 18.05.2022

1. SIGNIFICANT ACCOUNTING POLICIES

1.01 CORPORATE INFORMATION

Samor Reality Limited(the "Company") was originally formed and registered as a partnership firm under the Partnership Act, 1932 ("Partnership Act") in the name and style of M/s. Samor Reality (the "Firm") pursuant to a deed of partnership dated 2nd December, 2014. The constitution and capital of the firm was changed pursuant to supplementary agreement modifying thepartnership deed dated 15th September, 2020. The Firm was there after converted from a partnership firm to a public limited company under Part I chapter XXI of the Companies Act, 2013 with the name of Samor Reality Limited and received a fresh certificate of incorporation from the Registrar of Companies, Ahmedabad on 1st December, 2020.
The Firm was carrying on the business of contractor, builder, developer, organizer and supervisor of all types of real estate constructions and also buying and selling of constructed house, complexes, shopping offices, holiday resorts etc.
The Company is registered to carry on the business of builders, developers, buying and selling of real estate units and trading of materials used in the business of real estate constructions

1.02 BASIS OF ACCOUNTING AND PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

Accounting policies not specifically referred to otherwise are consistent and in consonance with generally accepted accounting principles in India.

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 Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realization in cash and cash equivalents, the Company has determined its operating cycle as twelve months for the purpose of current – non-current classification of assets and liabilities.

1.03 USE OF ESTIMATES

The preparation of the financial statements in conformity with Indian GAAP requires the 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 recognised in the periods in which the results are known / materialise.

1.04 PROPERTY, PLANT & EQUIPMENT

Fixed assets are stated at historical cost less accumulated depreciation and impairment losses. Cost includes purchase price and all other attributable cost to bring the assets to its working condition for the intended use.
Subsequent expenditures related to an item of tangible asset are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

1.05 DEPRECIATION / AMORTISATION

Tangible Assets:

Depreciable amount of assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on tangible fixed assets has been provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

Intangible assets

Website & Software is amortised over a period of three years on straight line method.

1.06 INVENTORIES

Inventories comprises of Traded Goods & Cost of Construction of the Project.
Stock - in - Trade is valued at Cost or Net Realisable Value which ever is lower. Cost of Stock - in -Trade comprises of cost of purchase and other costs incurred in bringing them to their respective present location and condition.

1.07 IMPAIRMENT OF ASSETS

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. Recoverable amount is the higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of the asset and from its disposal at the end of its useful life. Net selling price is the amount obtainable from sale of the asset in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal. An impairment loss is charged to the Statement of Profit and Loss in the year in which an asset is identified as impaired. The impairment loss recognised in prior accounting periods is reversed if there has been a change in the estimate of the recoverable value.

1.08 BORROWING COSTS

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

1.09 PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provision involving substantial degree of estimation in measurement is recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the notes. Contingent assets are neither recognized nor disclosed in the financial statements.

1.1 REVENUE RECOGNITION

Revenue from operations consists of proceeds from sale of goods used in construction and development of buildings. Revenue from sale of goods net of returns is recognized on dispatch or appropriation of goods in accordance with the terms of sale and is inclusive of excse duty as and when applicable, Pricees calation claims are recognized to the extent there is reasonable certainty of its realization.

1.11 EMPLOYEE BENEFITS

Company does not pay any Contribution towards provident fund & ESIC for regulatory authorities, where the Company has no further

1.12 OTHER INCOME

Interest income is accounted on accrual basis. Income other than interest income is accounted for when right to receive such income is established.

1.13 TAXES ON INCOME

Income taxes are accounted for in accordance with Accounting Standard (AS-22) – "Accounting for taxes on income", notified under Companies (Accounting Standard) Rules, 2014. Income tax comprises of both current and deferred tax.
Current tax is measured on the basis of estimated taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961.

The tax effect of the timing differences that result between taxable income and accounting income and are capable of reversal in one or more subsequent periods are recorded as a deferred tax asset or deferred tax liability. They are measured using substantially enacted tax rates and tax regulations as of the Balance Sheet date.

Deferred tax assets arising mainly on account of brought forward losses and unabsorbed depreciation under tax laws, are recognized, only if there is virtual certainty of its realization, supported by convincing evidence. Deferred tax assets on account of other timing differences are recognized only to the extent there is a reasonable certainty of its realization.

1.14 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprises Cash-in-hand, Current Accounts, Fixed Deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

1.15 EARNINGS PER SHARE

Basic earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity share outstanding during the year. Diluted earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

1.16 SEGMENT REPORTING

The accounting policies adopted for segment reporting are in line with the accounting policies of the Company. Segment revenue, segment expenses, segment assets and segment liabilities have been identified to segments on the basis of their relationship to the operating activities of the segment. Inter-segment revenue is accounted on the basis of transactions which are primarily determined based on market / fair value factors. Revenue and expenses have been identified to segments on the basis of their relationship to the operating activities of the segment.
Revenue, expenses, assets and liabilities which relate to the Company as a whole and are not allocable to segments on reasonable basis have been included under "unallocated revenue / expenses / assets / liabilities"

2 SHARE CAPITAL

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	₹ in Lakh	Number	₹ in Lakh
Authorised:				
Equity Shares of ₹ 10/- each	45,00,000	450.00	45,00,000	450.00
	45,00,000	**450.00**	**45,00,000**	**450.00**
Issued, Subscribed and Paid up:				
Equity Shares of ₹ 10/- each fully paid-up	43,00,000	430.00	30,00,000	300.00
Total	**43,00,000**	**430.00**	**30,00,000**	**300.00**

Notes:

(a) Rights, Preferences and Restrictions attached to equity shares :

- Right to receive dividend as may be approved by the Board of Directors / Annual General Meeting.

- The equity shares are not repayable except in the case of a buy back, reduction of capital or winding up in terms of the provisions of the Companies Act, 2013.

- Every member of the company holding equity shares has a right to attend the General Meeting of the Company and has a right to speak and on a show of hands, has one vote if he is present in person and on a poll shall have the right to vote in proportion to his share of the paid-up capital of the company.

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	₹ in Lakh	Number	₹ in Lakh
Equity Shares of ₹ 10 each				
Shares outstanding at the beginning of the year	30,00,000	300.00		-
Add: Shares issued during the year	13,00,000	130.00	30,00,000	300.00
Shares outstanding at the end of the year	**43,00,000**	**430.00**	**30,00,000**	**300.00**

(c) Details of equity shares held by each shareholder holding more than 5% shares:

Name of Shareholder	As at March 31, 2022		As at March 31, 2021	
	No.	% of Holding	No.	% of Holding
(a) Akshaybhai Sevantilal Mehta	3,75,000	8.72%	3,75,000	12.50%
(b) Birjubhai Ajitbhai Shah	12,49,800	29.07%	12,49,800	41.66%
(c) Jagrutiben Birjubhai Shah	10,00,200	23.26%	10,00,200	33.34%

3 RESERVES AND SURPLUS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) **Surplus in Statement of Profit and Loss**		
Opening Balance	10.45	-
Add: Profit for the year/Period	11.29	10.45
Closing Balance	21.74	10.45
(b) **Securities Premium**		
Opening balance	-	-
Add : Premium received on issue of shares	676.00	25.00
Less : Utilised towards bonus issue of shares	-	(25.00)
Closing Balance	676.00	-
Total	**697.74**	**10.45**

4 LONG - TERM BORROWINGS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured		
Term Loan		
(Others)	-	734.14
Total	**-**	**734.14**

5 DEFERRED TAX LIABILITIES(NET)

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Deferred Tax Liabilities/(Assets) (Net)		
Timing diff. between book and tax depreciation	0.01	0.01
Loss as per Income Tax Act, 1961		
Total	**0.01**	**0.01**

6 SHORT-TERM BORROWINGS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured		
(a) Unsecured Loan		
-Loan From Related Party	27.75	-
Total	**27.75**	**-**

7 TRADE PAYABLES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Trade Payables		
(i) Total outstanding dues of micro enterprises and small enterprises;	-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises.	11.59	37.49
Total	**11.59**	**37.49**

A. Trade Payables Ageing Schedule

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)
(ii)Others	9.21	2.38	-	-	11.59
	(37.49)	(-)	(-)	(-)	(37.49)
(iii) Disputed dues – MSME	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)
(iv) Disputed dues - Others	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)

8 OTHER CURRENT LIABILITIES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Statutory Dues Payable (GST,TDS And TCS)	3.62	1.90
(b) Provision for Expense	3.83	-
Total	**7.45**	**1.90**

9 SHORT TERM PROVISION

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Tax Provision	3.96	
Total	**3.96**	**-**

10 PROPERTY, PLANT & EQUIPMENT

Particulars	Gross Block (At Cost)				Accumulated Depreciation / Amortisation				Net Block	
	As at April 1, 2021	Additions during the year	Deductions / Transfer during the year	As at March 31, 2022	As at April 1, 2021	For the year	Deductions / Transfer during the year	As at March 31, 2022	As at March 31, 2022	As at March 31, 2021
	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹
(a) **Tangible Assets**										
(i) Electrical Fittings	0.66	1.18	-	1.84	0.01	0.11	-	0.12	1.72	0.65
	(-)	(0.66)	(-)	(0.66)	(-)	(625)	(-)	(625)	(0.65)	(-)
(ii) Plant & Machinery	-	0.12	-	0.12	-	0.01	-	0.01	0.11	-
	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Total	**0.66**	**1.30**	**-**	**1.96**	**0.01**	**0.12**	**-**	**0.13**	**1.83**	**0.65**
Previous Year	**(-)**	**(0.66)**	**(-)**	**(0.66)**	**(-)**	**(0.01)**	**(-)**	**(0.01)**	(0.65)	**(-)**

Previous year figures are given in brackets.

11 LONG-TERM LOANS AND ADVANCES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured, Considered good		
(a) Vendor Advance	-	800.00
(b) Other loans and advances		
(i) Advance Tax TCS, and TDS (Net of Provision for Tax)	3.84	-
Total	**3.84**	**800.00**

12 INVENTORIES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Traded Goods	-	21.13
Work In Progress	1,030.16	46.06
Total	**1,030.16**	**67.19**

13 TRADE RECEIVABLES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured		
Outstanding for a period exceeding six months from the date they		
Considered Good	0.26	-
Outstanding for a period not exceeding six months from the date		
Considered Good	38.92	56.87
Total	**39.18**	**56.87**

Ageing of Trade Receivables are as follows:

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	38.92	0.26	-	-	-	**39.18**
	(56.87)	(-)	(-)	(-)	(-)	**(56.87)**
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)

14 CASH AND BANK BALANCES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Cash and Cash Equivalents		
- Cash-in-Hand	0.43	-
- Balance with Banks in Current Accounts	90.95	110.14
- In Fixed Deposits	3.48	50.00
	94.86	**160.14**

15 SHORT-TERM LOANS AND ADVANCES

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
Unsecured, (Considered good, unless stated otherwise)		
(a) Balance with Government Authorities		
Unavailed GST ITC	0.02	-
GST Rcm Receivable	0.45	-
(b) Others		
Considered Good unless otherwise specified		
(i) Vendor Advances	0.10	2.00
Total	**0.57**	**2.00**

16 OTHER CURRENT ASSETS

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Interest On Fixed Deposit Receivables	-	0.18
(b) Deposit with BSE Limited	8.06	-
Total	**8.06**	**0.18**

17 REVENUE FROM OPERATIONS

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Sale of Goods	1,732.31	964.27
Total	**1,732.31**	**964.27**

18 OTHER INCOME

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Interest Income on Fixed Deposits	4.96	0.18
(b) Creditors Written off	0.89	-
Total	**5.85**	**0.18**

19 PROJECT COST

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
Opening Stock of Work-in-Progress	46.06	-
Add: Project Expenses	-	46.06
Less: Stock Transferred to Purchased	(46.06)	
Less: Closing Stock of Work-in-Progress	-	(46.06)
Total	**-**	**-**

20 PURCHASE OF STOCK-IN-TRADE

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Purchase of Goods	1,659.74	955.54
(b) Purchase of Goods, Land & Other Cost Related to Project	1,005.14	-
Total	**2,664.88**	**955.54**

21 CHANGES IN INVENTORIES OF STOCK-IN-TRADE AND WORK-IN-PROGRESS

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Opening Stock	21.13	-
(b) Less: Closing Stock	(1,030.16)	(21.13)
Total	**(1,009.03)**	**(21.13)**

22 EMPLOYEE BENEFIT EXPENSES

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Salaries and Allowances	6.62	0.36
Total	**6.62**	**0.36**

23 FINANCE COSTS

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Bank Charges	0.58	-
(b) Interest Of Late Payment Of TCS	0.02	-
(c) Interest Of Late Payment Of TDS	0.12	-
Total	**0.72**	**-**

24 OTHER EXPENSES

Particulars	For the Year ended March 31, 2022	For the Year ended March 31, 2021
	₹ in Lakh	₹ in Lakh
(a) Auditors Remuneration	1.25	0.35
(b) Business Promotion Expense	8.23	0.33
(c) Consultancy Fees	1.91	-
(d) Electricity Expense	1.16	-
(e) Freight and Forwarding Exp	0.04	0.09
(f) GST Late Fees	-	-
(g) GST Tax Expense - Ineligibal ITC	8.20	-
(h) IPO Realted Expance	0.44	0.55
(i) Labour URD	1.27	-
(j) Legal Expances	2.77	0.01
(k) Listing Fees	2.07	-
(l) Loading Charges	-	0.12
(m) Marchant Banking Fees	12.00	-
(n) Miscellaneous Expense	-	-
(o) Office Expense	1.86	-
(p) Office Rent Expense	2.40	1.16
(q) Proffestional Fees	11.03	6.40
(r) Rera Registration Expense	1.98	-
(s) ROC Fees	0.67	6.84
(t) Site Expense	1.48	-
(u) Travelling Exp.	0.36	-
Total	**59.12**	**15.85**
Note:		
(i) Remuneration to Auditors (including service tax wherever applicable):		
As Auditors - Statutory Audit	1.10	0.35
As Advisors, or in any other capacity, in respect of Taxation Matters		
For tax audit	-	-
Certification Work	0.25	-
For reimbursement of expenses	-	-
Total	**1.35**	**0.35**

25 The calculation of basic & diluted earnings per share is based on the earnings and number of shares as computed below:

Particulars	As at March 31, 2022	As at March 31, 2021
	₹ (Except share data)	₹ (Except share data)
(a) Net Profit/(Loss) for the year attributable to equity shareholders (₹)	11.29	10.45
(b) Weighted Average number of shares outstanding	43.00	30.00
(c) Nominal Value of each share (₹)	10.00	10.00
(d) Basic & Diluted Earnings Per Share (₹) (a/b)	0.27	0.36

26 RELATED PARTY TRANSACTIONS

(a) Names of Related Parties where there were transactions during the year:

Sr. No.	Name of Related Party	Description of relationship
1	Samor & Motherland LLP	Subsidiary LLP
2	Jagrutiben Birjubhai Shah	Director
3	Varshaben Akshaykumar Mehta	Relative of Director
4	Akshay Sevantilal Mehta	Director
5	Birjukumar Ajitbhai Shah	Director

(b) Details of transactions with related party during the year and balances as at the year end:

Particulars	Samor & Motherland LLP	Jagrutiben Birjubhai Shah	Varshaben Akshaykumar Mehta
	₹ in Lakh	₹ in Lakh	₹ in Lakh
Transactions during the year:			
Loan Taken	-	-	-
	(200.00)	(-)	(-)
Loan Repaid	-	-	-
	(-)	(-)	(-)
Purchase of Project	219.43	-	-
	(-)	(-)	(-)
Investment Made in Subsidary LLP Of Samor Reality Limited	-	-	-
	(0.60)	(-)	(-)
Rent Expense	-	2.40	-
	(-)	(1.16)	(-)
Land Purchase for a Project	-	320.00	320.00
	(-)	(-)	(-)
Balances outstanding at the end of the year			
Long-term Borrowings	-	-	-
	(200.00)	(-)	(-)
Non Current Investment	-	-	-
	(-)	(-)	(-)
Trade Payables	-	-	-
	(-)	(1.16)	(-)

Note: Previous Year's Figures are given in brackets.

Particulars	Birjukumar Ajitbhai Shah	Akshay Sevantilal Shah
	₹ in Lakh	₹ in Lakh
Transactions during the year:		
Loan Taken	3.45	25.00
	(-)	(-)
Loan Repaid	0.70	-
	(-)	(-)
Balances outstanding at the end of the year		
Short-term Borrowings	2.75	25.00
	(-)	(-)

Note: Previous Year's Figures are given in brackets.

27 SEGMENT REPORTING

The Company is engaged in the business of trading of Construction Material and Development of Residential Building. This in the context of Accounting Standard (AS 17) "Segment Reporting", notified under the Companies (Accounting Standards) Rules, 2006, constitutes Two primary segment. The Company have a Two segment. Accordingly, disclosures required under AS 17 are applicable.

Audited Consolidated Segment Results for the year ended 31st March, 2022

A) Segment Revenue & Results:

Particulars	For the year ended 31st March, 2022			For the year ended 31st March, 2021		
	Trading Activities	Real Estate Activities	Total	Trading Activities	Real Estate Activities	Total
Segment revenue	1,732.31	-	1,732.31	964.27	-	964.27
(Less) : Identifiable operating expenses	(1,659.74)	25.01	(1,634.73)	(934.40)	-	(934.40)
(Less) : Allocated expenses	(62.69)	(25.01)	(87.70)	(15.86)	(0.36)	(16.22)
Segment results	**9.88**	**-**	**9.88**	**14.01**	**(0.36)**	**13.65**
Add : Other income			5.85			0.18
Profit before tax			**15.73**			**13.83**
(Less) : Tax Expense			(4.44)			(3.52)
Profit after tax			**11.29**			**10.31**
Add : Loss of Subsidiary attributable to Minority Interest			-			0.14
Profit for the period			**11.29**			**10.45**

B) Segment Assets and Liabilties:

(₹)

Particulars	As at 31st March, 2022			As at 31st March, 2021		
	Trading Activities	Real Estate Activities	Total	Trading Activities	Real Estate Activities	Total
Segment Assets	39.19	1,030.16	1,069.35	152.28	93.48	245.76
Segment Liabilities	-	6.09	6.09	41.83	734.50	776.33

C) Segment Capital Expenditure, Depreciation & Other Non-Cash Expenditure

(₹)

Particulars	For the year ended 31st March, 2022			For the year ended 31st March, 2021		
	Trading Activities	Real Estate Activities	Total	Trading Activities	Real Estate Activities	Total
Capital expenditure	-	-	-	0.66	-	0.66
Segment depreciation	0.11	-	0.11	0.01	-	0.01
Non-cash expenditure other than depreciation	-	-	-	-	-	-

SAMOR REALITY LIMITED
NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD

28 STATEMENT OF NET ASSETS AND PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS AND MINORITY INTEREST:
(as per para 2 of general instructions for the preparation of consolidated financial statements to Division I of Schedule III of Companies Act, 2013)

Particulars	For the Year ended March 31, 2022				For the Year ended March 31, 2021			
	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Net Assets, i.e., total assets minus total liabilities		Share in profit or loss	
	As % of consolidated net assets	Amount (₹)	As % of consolidated profit or loss	Amount (₹)	As % of consolidated net assets	Amount (₹)	As % of consolidated profit or loss	Amount (₹)
A. Parent								
- Samor Reality Limited	100.00%	1,178.50	0.96%	11.29	35.37%	109.81	103.49%	10.67
B. Subsidiaries								
i) Indian								
- Samor & Motherland LLP	0.00%	-	0.00%	-	64.55%	200.38	(2.13%)	(0.22)
ii) Foreign	0.00%	-	0.00%	-		-		-
C. Minority Interest in Subsidiaries								
i) Indian								
- Samor & Motherland LLP	0.00%	-	0.00%	-	0.08%	0.26	(1.36%)	(0.14)
ii) Foreign	0.00%	-	0.00%	-	0.00%	-	-	-
Total	**100.00%**	**1,178.50**	**0.96%**	**11.29**	**100.00%**	**310.45**	**100.00%**	**10.31**

29 Additional Regulatory Information as per Para Y of Schedule III to Companies Act, 2013:

i. The Company does not have any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company.

ii. The Company has not revalued its Property, Plant and Equipment.

iii. The Company has not granted loans or advances in the nature of loans are granted to promoters, Directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:
(a) repayable on demand or
(b) without specifying any terms or period of repayment

iv. The Company does not have any capital work-in-progress.

v. The Company has doesnot have any intangible assets under development.

vi. No proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.

vii. The Company doesnot have any borrowings from banks or financial institutions on the basis of security of current assets.

viii. The company is not declared as wilful defaulter by any bank or financial institution or other lender.

ix. The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956

x. There are no charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period.

xi. The company does not have any investments and hence, compliance with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 is not applicable.

xii. Significant Accounting Ratios: The Company has not provided for significant accounting ratios at a consolidated level and availed the exemption of non-disclosure.

xiii. The Company does not have any scheme of arrangements which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

xiv. A. No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
B. 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 directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

30 Based on the information available with the Company, there are no dues to Small and Micro enterprises as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006. The information regarding Micro and Small enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

31 Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current period's classification / disclosure.

Signatures to Notes forming part of Financial Statements

For and on behalf of the Board of Directors

BIRJUKUMAR AJITBHAI SHAH	**JAGRUTIBEN BIRJUBHAI SHAH**	**POOJA AIDASANI**
(Director & CFO)	**(Director)**	**(Company Secretary)**
DIN: 02323418	**DIN: 02334894**	

Place : AHMEDABAD
Date : 18.05.2022

SAMOR REALITY LIMITED

FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India.
Email: compliance@samor.in, Website: www.samor.in, Phone: 079-4038-0259

ATTENDANCESLIP

PLEASE COMPLETE THIS ATTENDANCE SLIP AND HAND IT OVER AT THE ENTRANCE

Name and address of the registered member	:	
Folio No./DP ID No./ Client IDNo.	:	
No. of Shares	:	

I hereby record my presence at the Second (2nd) Annual General Meeting (AGM) of the company will be held on Friday, 30th September, 2022 at 11:00 A.M. IST at FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India

Signature of the Member/Joint Member/Proxy attending the Meeting

Note: Person attending the Meeting is requested to bring this Attendance Slip and Annual Report with him/her. Duplicate Attendance Slip and Annual Report will not be issued at the Annual General Meeting.

SAMOR REALITY LIMITED

FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India.

Email: compliance@samor.in, Website: www.samor.in, Phone: 079-4038-0259

2nd Annual General Meeting on Friday, 30th September 2022 at 11:00 A.M. IST

PROXY FORM

[Pursuant to section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN	U45400GJ2020PLC118556
Name of the Company	SAMOR REALITY LIMITED
Registered Office	FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India
Name of Member(s)	
Registered Address	
Email ID	
Folio No./ DP ID – Client ID	

I/We, being the Member(s) of and hold/holds _____ shares of above named Company, hereby appoint:

1) Name. .....
Address: .....
Email ID: .....
Signature .....

Or failing him/her

2) Name. .....
Address: .....
Email ID: .....
Signature .....

Or failing him/her

3) Name. .....
Address: .....
Email ID: .....
Signature .....

As my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 2nd Annual General Meeting of the Company to be held on **Friday, 30th September, 2022 at 11:00 A.M. IST at FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India** and at any adjournment thereof in respect of such resolutions as are indicated below:

ORDINARY BUSINESS:

Resolution No.	Resolution	For	Against
1.	Adoption of Financial Statements (Standalone and Consolidated) for the year ended 31st March, 2022		
2.	Re-Appointment of Ms. Jagrutiben Birjubhai Shah (DIN: 02334894) as director liable to retire by rotation		

SPECIAL BUSINESS:

Resolution No.	Resolution	For	Against
3.	To appoint Statutory Auditors of the Company to hold office from the conclusion of this Annual General Meeting until the conclusion of Seventh (7th) Annual General Meeting and to authorize the Board of Directors to fix their remuneration		

Signed this.....day of.....2022

Signature of Member(s): .....

Signature of Proxy holder(s): .....

Affix Revenue Stamp of Rs. 1

Notes:

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
2. For the Resolutions, Statement setting out material facts thereon and notes, please refer to the Notice of the 2nd Annual General Meeting.
3. A person can act as proxy on behalf of Members not exceeding fifty (50) and holding in the aggregate not more than 10% of the total share capital of the Company carrying voting rights. In case a proxy is proposed to be appointed by a Member holding more than 10% of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or Member.

ROAD MAP TO VENUE OF 2ND ANNUAL GENERAL MEETING

