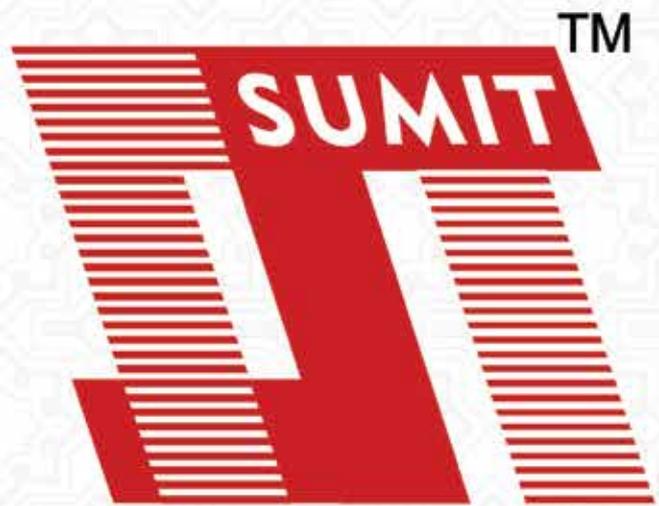


SUMIT WOODS LTD



G R O U P

Creating Value. Building Trust.

BUILDERS & DEVELOPERS

ANNUAL REPORT
2022 - 2023

www.sumitwoods.com



artist's impression

The True "Numero Uno" Of Borivali West. **SUMIT ONE** Is The Ultimate Ensemble Of A Truly Luxurious & Unique Landmark. From Eye Catching Landscaped Open Spaces To Exclusive Childrens Play Area To Fully Fitted Gymnasiums To A Dedicated Senior Citizen Area To A Grand Rooftop Sky Deck - **SUMIT ONE** Is A Lifestyle Experience Which Is Centrally Located.

**EXCLUSIVE
3 & 4 BHK HOMES**



Location: **BORIVALI(W)**
MahaRERA No.
P51800030624



INDEX

1	COMPANY INFORMATION	04
2	COMMITTEES OF THE BOARD	05
3	MESSAGE FROM EXECUTIVE DIRECTORS	06
4	PROFILE OF OUR BOARD OF DIRECTORS	08
5	NOTICE TO SHAREHOLDERS	10
6	DIRECTORS' REPORT	24
7	ANNEXURES TO DIRECTORS' REPORT	35
8	FORM AOC-1	48
9	CORPORATE GOVERNANCE	51
10	AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE	70
11	MANAGEMENT'S DISCUSSION & ANALYSIS	71
12	STANDALONE FINANCIAL STATEMENTS	79
13	CONSOLIDATED FINANCIAL STATEMENTS	171
14	EXTRACT OF FINANCIAL STATEMENTS OF SUBSIDIARIES	264

COMPANY INFORMATION

BOARD OF DIRECTORS

Mr. Vineshkumar Singhal	Chairman Non-Executive and Independent Director
Mr. Mitaram Jangid	Managing Director
Mr. Subodh Nemlekar	Non-executive Director
Mr. Bhushan Nemlekar	Wholetime Director
Mrs. Pooja Chogle	Non-Executive and Independent Director
Mrs. Pooja Parekh	Non-Executive and Independent Director

KEY MANAGERIAL PERSONNEL

Mr. Bhushan Nemlekar	Chief Financial Officer
Ms. Pooja Shah	Company Secretary and Compliance Officer (Appointed w.e.f April 29, 2023)
Ms. Priyanka Dhruva	Head- Finance & Accounts

AUDITORS

Statutory Auditors

M/s. SSRV & Associates
Head office: Office No. 215, 2nd Floor,
Gundecha Ind. Estate, Ankurli Road,
Kandivali(E), Mumbai: 400101

REGISTERED OFFICE

Sumit Woods Limited
CIN: L36101MH1997PLC152192
Registered Office Address: B -1101 , Express Zone,
Western Express Highway, Diagonally Opp. To
Oberoi Mall, Malad (East), Mumbai-400 097.
Email : cs@sumitwoods.com
Website : www.sumitwoods.com

INTERNAL AUDITORS

M/s. Arunkumar Shah & Co
Head office: A/602, Vijay Park Chs
Ltd Mathuradas Extn Road , Iraniwadi,
Kandivali(west), Mumbai-400 067

REGISTRAR AND SHARE TRANSFER AGENTS

M/s. Bigshare Services Private Limited
1st Floor, Bharat Tin Works Building, Opp. Vasant
Oasis, Makwana Road, Marol, Andheri (East),
Mumbai - 400059, Maharashtra.
Email: marketing@bigshareonline.com
Website: www.bigshareonline.com

SECRETARIAL AUDITOR

M/S. SCP & CO
A- 302, Old Ashok Nagar, Vazira Naka, L .T.
Road, Borivali west, Mumbai 400091

BANKERS

ICICI Bank
State Bank of India

COMMITTEES OF THE BOARD

AUDIT COMMITTEE

Mr. Vineshkumar Singhal	-	Chairman
Mrs. Pooja Chogle	-	Member
Mr. Bhushan Nemlekar	-	Member

STAKEHOLDERS' RELATIONSHIP COMMITTEE

Mr. Vineshkumar Singhal	-	Chairman
Mrs. Pooja Chogle	-	Member
Mr. Mitaram Jangid	-	Member

NOMINATION & REMUNERATION COMMITTEE

Mrs. Pooja Chogle	-	Chairman
Mr. Vineshkumar Singhal	-	Member
Mr. Subodh Nemlekar	-	Member

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

Mr. Bhushan Nemlekar	-	Chairman
Mr. Vineshkumar Singhal	-	Member
Mr. Mitaram Jangid	-	Member

MANAGEMENT COMMITTEE

Mr. Bhushan Nemlekar	-	Chairman
Mr. Subodh Nemlekar	-	Member
Mr. Mitaram Jangid	-	Member

MESSAGE FROM EXECUTIVE DIRECTORS



We extend a warm welcome to each one of you to our 27th Annual General Meeting of **Sumit Woods Limited**. We hope this message finds you and your families in good health and high spirits. As we gather here today, we reflect on the extraordinary times we have navigated together, embracing a new normal of remote work, virtual meetings, and the reliance on technology to overcome challenges and adapt to changing circumstances.

Amidst these trials, We are pleased to announce that **Sumit Group** has concluded the year on a positive note, witnessing a strong revival of our business. This achievement is even more remarkable considering the global economic uncertainties. We are proud to be part of India's growth journey and we witness India's bright spot in the global economy.

Throughout the journey, **Sumit Group** has stood strong, building a reputation based on financial strength, agility to seize market opportunities, and a track record of delivering positive results for our clients. Our commitment to effective problem-solving, combined with the prudent application of real estate principles, has earned us the title of "Development & Redevelopment Specialists." We take immense pride in completing over 60+ projects across MMR and Goa, transforming landscapes and contributing to society's development.

Looking forward 2023, we are optimistic about the year ahead, which is expected to bring about further improvements and opportunities for growth. The residential sector, in particular, is likely to benefit significantly. We have embraced technology to digitize our processes and make data-driven decisions, leading to effective space utilization and successful workplace strategies. As India stands at a decisive point in its journey towards prosperity, the economic reforms ignited by the COVID-19 crisis hold the potential to propel the nation onto a high-growth trajectory, generating gainful employment for millions by 2030.

At **Sumit Group**, our commitment to society goes beyond developing new /freehold projects; it extends to undertaking redevelopment projects that not only transform city landscapes but also provide better

living spaces for the underprivileged sections of our society. We believe in giving back and contributing to the greater welfare of our communities.

As we move forward, **Sumit Group** remains committed to prioritizing our customers' needs and interests. Our long-term growth strategy revolves around a fundamental principle: putting the customer first. We are resolute in our focus on creating value for all stakeholders, be it our dedicated employees, loyal customers, or the environment we operate in. Sustainability and responsible practices are integral to our mission.

We take this opportunity to express our heartfelt gratitude to all our customers, stakeholders, and partners for their unwavering trust and support. Your faith in us motivates us to continually strive for excellence and deliver beyond expectations.

Lastly, we also want to extend our heartfelt appreciation to each and every employee of **Sumit Group**. You are the foundation of our success, embodying our core values with unwavering commitment and dedication. Your hard work and resilience are instrumental in making our vision a reality.

With your support and the collective efforts of our entire Sumit family, We are confident that we will continue to prosper and grow, leaving a lasting impact on the real estate industry and the communities we serve.

Thank you. Let us together embrace the future with optimism and enthusiasm.

Best Wishes,

Sd/-
Mitaram Jangid
Managing Director

Sd/-
Bhushan Nemlekar
Wholetime Director

PROFILE OF OUR BOARD OF DIRECTORS



Mr. Vineshkumar Singhal.
Chairman Non-Executive and Independent Director.

Mr. Vinesh Kumar Singhal is a Commerce Graduate from Mumbai University and presently serving as Business Head at Sahasrara Media & Entertainment, a Creative Media Production house. He has 40 years of experience starting since 1980 in diverse General Management functions spanning from procurement & techno commercial evaluation of textile projects, Business development & Sales / Marketing of commercial refrigeration machines, Distribution of free-to-air (FTA) television channel, Human Resources and Business consulting. Besides, he actively volunteers his services towards one of the biggest NGO of the world, known as Mata Amritanandamayi Math (M.A. Math) for its various social & charitable initiatives since 1998. He has been appointed as an independent director of our company with effect from November 11, 2020.



Mrs. Pooja Chogle.
Non-Executive and Independent Director.

Mrs. Pooja Chogle holds a Diploma in Architecture. She is a qualified Architect, registered with the Council of Architecture, Delhi. A result driven professional with more than 16 years of relevant experience in Architectural & Construction field, with an ability to identify key issues in a situation and to think strategically for the challenges in contemporary business environment. She has been appointed as an independent director of our company with effect from April 26, 2018.



Mrs. Pooja Tarunkumar Parekh.
Non-Executive and Independent Director.

Mrs. Pooja Tarunkumar Parekh holds Bachelors in Architecture from Mumbai University. She is self-employed having firm named as "H2O Architects & Associates" A firm started by two college friends, Ms Pooja Parekh & Ms Harshada Bade, started in 2007. (Earlier name of firm was H2O architects). Their expertise lies in retail cosmetics industry & workspace design. They preferred design team, for international cosmetics brands – MAC, Clinique, Estee lauder, Bobbi Brown, Smashbox, Too faced, Forest Essentials in India. In last 14 year, they have delivered above 150 stores Pan India. Recently completed, Microsoft Experience centre in Bangalore for the Artificial Intelligence department. She has been appointed as an independent director of our company with effect from April 09, 2021.



PROFILE OF OUR BOARD OF DIRECTORS - CORE GROUP



Mr. Mitaram R. Jangid.
Managing Director, Co-Founder.

Mr. Mitaram R. Jangid is a Co-Founder and the Managing Director of our Company. He has 40 plus years' experience in the construction industry. He has achieved good market reputation and creditability. And has grown our Company to one of the most trusted Real Estate Companies in Mumbai & Goa. He has an excellent command on the construction/execution and leads Design Development team of our Company. He looks after the overall progress of every project of our company. Mr. Mitaram Jangid especially focuses on the designing of a project to make sure it is designed with maximum utility, providing further value to the buyers. He is currently the President of "Vishwakarma Educational Trust". Previously Mr. Jangid was the elected Secretary for 10 years and President for 5 years of "Jangid Seva Sangh, Mumbai".



Mr. Subodh R. Nemlekar.
Non-Executive Director, Co- Founder.

Mr. Subodh R. Nemlekar is a Co-Founder and Non-Executive Director of our Company. He has experience in construction industry for last 40 plus years. He worked earlier in the Vigilance branch – (RPF Dept) Western Railway, Churchgate for 21 years. He then took voluntary retirement to pursue his career in the Construction & Development Industry. Mr. Subodh Nemlekar is deeply involved in marketing, public relations, business development activities and promotion of Sumit Group.



Mr. Bhushan S. Nemlekar.
Wholetime Director.

Mr. Bhushan S. Nemlekar is a Whole Time Director (Director-Finance) of our Company. He has obtained a degree in Executive MBA (Owner/President Management - 2015) from Harvard Business School, Boston, USA. He has been associated with our Company since past 18 years. Mr. Bhushan Nemlekar has started his career from Sumit Group. He handles and leads the Sales Department along with Project Financing and is responsible for formulating strategies for marketing to achieve corporate goals and objectives. Good command on Management of Business, wants to expand Sumit Group in all aspects.



Ms. Amruta M. Jangid.
Management Team.

Ms. Amruta M. Jangid is part of the management team since she joined Sumit Group in 2016. She handles all the RERA related activities for every project at Sumit Group and is also involved in the marketing activities. She also takes interest in the designing aspect of projects, in terms of interiors and concept of amenities.

NOTICE TO SHAREHOLDERS

To,
The Members,

NOTICE is hereby given that the Twenty Seventh Annual General Meeting of the Members of **Sumit Woods Limited** will be held on Wednesday, September 27, 2023, at 3.00 p.m. (IST) through Video Conferencing ('VC') / Other Audio Visual Means ('OAVM') in accordance with the relevant circulars issued by the Ministry of Corporate Affairs, Securities and Exchange Board of India, to transact the following business:

ORDINARY BUSINESS:

1. Adoption of the Financial Statements and Report thereon:

To consider and adopt the audited financial statements (including audited Standalone and consolidated financial statements) for the Financial Year ended 31st March, 2023 and the Reports of the Directors and Auditors thereon and if thought fit, to pass the following resolutions as **Ordinary Resolutions**:

- a) **"RESOLVED THAT** the audited standalone financial statement of the Company for the financial year ended 31st March, 2023 and the Reports of the Board of Directors and Auditors thereon be and are hereby considered and adopted."
- b) **"RESOLVED THAT** the audited consolidated financial statement of the Company for the financial year ended 31st March, 2023 and the Reports of the Auditors thereon be and are hereby considered and adopted.

2. Appointment of Director in place of one retiring by rotation:

To appoint Mr. Subodh Ramakant Nemlekar, (DIN: 00043795), who retires by rotation and being eligible, offers himself for re-appointment as a Director and in this regard if thought fit, to pass the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Subodh Ramakant Nemlekar, (DIN: 00043795), who retires by rotation at this meeting and being eligible, has offered himself for re-appointment be and is hereby appointed as a Director of the Company, liable to retire by rotation."

SPECIAL BUSINESS:

3. To approve powers of the Board U/s 180(1)(a) of the Companies Act, 2013

To consider and if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution for the powers of the Board:

RESOLVED THAT in accordance with the provisions of the Section 180(1)(a) of the Companies Act, 2013 and all other applicable provisions of the Companies Act, 2013 and the rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) and the memorandum and articles of association of the Company, the consent of the members of the Company be and is hereby accorded to the Board of Directors (hereinafter referred to as "Board", which term shall

be deemed to include any committee which the Board may constitute to exercise its powers, including the powers conferred by this resolution) to create any lien, pledge, mortgage, charge, hypothecation and/or encumbrance on, or sell, lease, license, assign, transfer or otherwise dispose of, in such form and manner and with such ranking and at such time and on such terms and conditions as the Board may determine, all or any of the receivables, moveable properties, immoveable properties, undertakings and/or assets of the Company, both present and future (collectively referred to as “Assets”), comprising the whole or substantially the whole of the undertaking(s) of the Company or otherwise, in favour of Banks, Financial Institutions and any Lending Agencies or bodies / Security Trustees / Agents, for the purpose of securing any borrowing, loans and / or advances already obtained or that may be obtained, together with interest, all other costs, charges and expenses and other moneys payable by the Company to the concerned Lenders, for amount not exceeding Rs. 500 Crores (Rupees Five Hundred Crores only) at any point of time (including the money(ies) already borrowed by the Company).

“RESOLVED FURTHER THAT the Board be and is hereby authorized to do all such acts, deeds and things, to execute all such documents, instruments, agreements and writings as may be required and to delegate all or any of its powers herein conferred to a Committee constituted / to be constituted by the Board and / or any Member of such Committee with power to the said Committee to sub-delegate its powers to any of its Members for the purpose of giving effect to the aforesaid Resolution

4. APPROVAL OF LOANS, INVESTMENTS, GUARANTEE OR SECURITY UNDER SECTION 185 OF THE COMPANIES ACT, 2013

To consider and if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution for the powers of the Board:

“RESOLVED THAT pursuant to Section 185 of the Companies Act, 2013 (as amended by Companies (Amendment) Act, 2017) (“said sections”) read with section 186 of Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof for the time being in force) the consent of the Members of the Company be and is hereby accorded for advancing loan and / or giving of guarantee(s), and / or providing of security(ies) in connection with any loan taken / to be taken from financial institutions / banks / insurance companies / other investing agencies or any other person(s) / bodies corporate by any entity (said entity(ies) covered under the category of ‘a person in whom any of the director of the company is interested’ as specified in the explanation to Sub-section (b) of Section 2 of the said section, of an aggregate outstanding amount not exceeding Rs. 500,00,00,000/- (Rupees Five Hundred Crores only) in their absolute discretion deem beneficial and in the interest of the Company, provided that such loans are utilized by the borrowing company for its principal business activities..

“RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, the Board of Directors of the Company (hereinafter referred to as “the Board”, which term shall be deemed to include any committee thereof) be and is hereby authorized to negotiate, finalise and agree to the terms and conditions of the aforesaid Loans / Guarantees / Securities, and to take all necessary steps, to execute all such documents, instruments and writings and to do all necessary acts, deed and things in order to comply with all the legal and procedural formalities and to do all such acts, deeds or things incidental or expedient thereto and as the Board may think fit and suitable.”

5. Approval of Members for increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to Persons / Bodies Corporate u/s 186 of the Companies Act,2013.

To consider and if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution for the powers of the Board:

RESOLVED THAT pursuant to the provisions of Section 186 of the Companies Act, 2013 read with The Companies (Meeting of Board and its power) Rules, 2014 as amended from time to time and all other applicable provisions of the Companies Act, 2013 (including any statutory amendment/modification(s) or re-enactment(s) thereof, for the time being in force) the consent of the members of the Company be and is hereby accorded to (a) give any loan to any person(s) or other body corporate(s); (b) give any guarantee or providing any security in connection with a loan made to any person or body corporate(s) and(c) acquiring by way of subscription, purchase or otherwise, the securities of any body corporate, from time to time, in one or more tranches as the Board/Members as in their absolute discretion deem beneficial and in the interest of the Company, for an amount shall not exceed Rs. 500,00,00,000 Crores (Rupees Five Hundred Crores) outstanding at any point of time; notwithstanding that such investments and/or loans made and/or guarantees and/or securities provided, together with all other investment(s)/ loan(s) so far made and guarantee or security so far provided to or in all other persons and/or bodies corporate, shall exceed the limits prescribed under Section 186 of the Companies Act, 2013

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, any Director of the Company be and are hereby severally authorized to take such steps as may be necessary for obtaining approvals, statutory or otherwise, in relation to the above and to all matters arising out of and incidental thereto to sign and to execute documents, deeds, applications, documents and file returns with registrar of Companies, that may be required on behalf of the company and generally to do all such acts, deeds, matter and things as may be necessary, proper, expedient or incidental for giving effect to the resolution.

By Order of the Board of Directors for

Sumit Woods Limited

Sd/-

Bhushan Nemlekar & Chief Financial Officer

Whole-Time Director

DIN: 00043824

Date: September 01, 2023

Place: Mumbai

Regd. Office:

B - 1101, Express Zone,
Diagonally Opp. to Oberoi Mall,
W.E. Highway, Malad (East),
Mumbai – 400097

Notes:

1. The Ministry of Corporate Affairs ('MCA') vide its various circulars issued from time to time have permitted the holding of the Annual General Meeting through VC/ OAVM facility ('AGM'), without the physical presence of the members at a common venue till September 30, 2023. In compliance with the provisions of the Companies Act, 2013 ('Act'), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and the relevant MCA Circulars, the Twenty seventh AGM of the Company is being conducted through VC/OAVM, and does not require physical presence of members at a common venue.

2. Pursuant to the Circular No. 14/2020 dated April 08, 2020, issued by the Ministry of Corporate Affairs, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, the Body Corporates are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate there at and cast their votes through e-voting.
3. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
4. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013
5. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and the Circulars issued by the Ministry of Corporate Affairs dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-Voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-Voting system as well as venue voting on the date of the AGM will be provided by NSDL. Detailed instructions for e-voting and procedure for joining the AGM through VC/OAVM are annexed to this Notice.
6. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at <http://www.sumitwoods.com/investors.php>. The Notice can also be accessed from the websites of the Stock Exchanges i.e. National Stock Exchange of India Limited at www.nseindia.com and the AGM Notice is also available on the website of NSDL (agency for providing the Remote e-Voting facility) i.e. www.evoting.nsdl.com.
7. AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular No. 14/2020 dated April 08, 2020 and MCA Circular No. 17/2020 dated April 13, 2020, MCA Circular No. 20/2020 dated May 05, 2020 and MCA Circular No. 2/2021 dated January 13, 2021.

SCRUTINIZER

- i. M/s SCP & Co., Practicing Company Secretaries, have been appointed as the Scrutinizer for overseeing remote e-voting process in a fair and transparent manner.
- ii. The Scrutinizer shall submit his report to the Chairman. The results declared along with the report of the Scrutinizer will be placed on the website of the Company www.sumitwoods.com and on the website of NSDL www.evoting.nsdl.com within two days of passing the resolutions at the AGM. The

results will also be uploaded on the NSE-NEAPS Portal.

- iii. Subject to receipt of requisite number of votes, the Resolutions shall be deemed to be passed on the date of the Annual General Meeting.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:-

The remote e-voting period begins on Sunday, September 24, 2023 at 09.00A.M. and ends on Tuesday, September 26, 2023 at 05.00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. Wednesday, September 20, 2023, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being Wednesday, September 20, 2023.

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

Step 1: Access to NSDL e-Voting system

A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	<ol style="list-style-type: none"> Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section , this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.

NSDL Mobile App is available on



Individual Shareholders holding securities in demat mode with CDSL	<ol style="list-style-type: none"> 1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
--	--

Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
--	--

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at 022 - 4886 7000 and 022 - 2499 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33

B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.
Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical Your User ID is:

a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

1. Password details for shareholders other than Individual shareholders are given below:
 - a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
 - b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
 - c) How to retrieve your 'initial password'?
 - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
 - (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**

2. If you are unable to retrieve or have not received the “ Initial password” or have forgotten your password:
 - a) Click on “Forgot User Details/Password?”(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) Physical User Reset Password?” (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.co.in mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.

3. After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.

4. Now, you will have to click on “Login” button.

5. After you click on the “Login” button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

How to cast your vote electronically and join General Meeting on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on “VC/OAVM” link placed under “Join Meeting”.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to corporateissues1991@gmail.com with a copy marked to evoting@nsdl.co.in. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on “Upload Board Resolution / Authority Letter” displayed under “e-Voting” tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the “Forgot User Details/Password?” or “Physical User Reset Password?” option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com

or call on.: 022 - 4886 7000 and 022 - 2499 7000 or send a request to at evoting@nsdl.co.in

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to cs@sumitwoods.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to cs@sumitwoods.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A)** i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.
3. Alternatively shareholder/members may send a request to evoting@nsdl.co.in for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE AGM ARE AS UNDER:-

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/ shareholders, who will be present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM" placed under "**Join meeting**" menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.

3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

INSTRUCTIONS FOR SHAREHOLDERS TO SPEAK DURING THE AGM (SPEAKERS REGISTRATION)

- a) Shareholders who would like to like to speak/ express their views/have questions need to register their request in advance latest by (Monday) **25th September, 2023** by sending their request from their registered email address mentioning their name, DP ID and Client ID number/ folio number and mobile number, by sending an email to the Company at cs@sumitwoods.com. The same will be replied by the company suitably. Only those members who are registered as speaker will be allowed to express their views or ask questions at the AGM. The Company reserves the right to restrict the number of speakers as well as the speaking time depending upon the availability of time at the AGM.
- b) Shareholders will get confirmation on first cum first basis depending upon the provision made by the client.

By Order of the Board of Directors

For **Sumit Woods Limited**

Sd/-

Bhushan Nemlekar

Whole-Time Director & Chief Financial Officer

DIN: 00043824

Registered Office:

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall,
W.E. Highway, Malad (East), Mumbai – 400097

Place: Mumbai

Date: September 01, 2023

Profile of Director

Details of Directors proposed to be appointed/re-appointed as required under Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 under Secretarial Standard-2.

Name of the Director	Mr. Subodh Nemlkear
Director Identification Number	00043795
Date of Birth	24/11/1951
Nationality	Indian
Date of Appointment on Board	09/01/1997
Shareholding	55,09,064 Shares
Expertise in specific functional areas	Mr. Subodh R. Nemlekar is a Co-Founder and Non-Executive Director of our Company. He has experience in construction industry for last 40 plus years. He worked earlier in the Vigilance branch – (RPF Dept) Western Railway, Churchgate for 21 years. He then took voluntary retirement to pursue his career in the Construction & Development Industry. Mr. Subodh Nemlekar is deeply involved in marketing, public relations, business development activities and promotion of Sumit Group.
Names of listed entities in which the person also holds the directorship	Nil
Memberships/Chairmanships Of Committees of other Public Companies (includes only Audit Committees and Shareholders/ Investors' Grievance Committee)	No

Explanatory statement pursuant to section 102 of Companies Act 2013:

Item No 03: To approve powers of the Board U/s 108(1)(a) of the Companies Act, 2013

Since the Company is envisaging expanding its business operation model and it is in constant need of working capital to manage the finances to be utilized in the upcoming projects of the Company. In this regards, it is necessitated , to secure the said borrowings, which the Company may borrow from time to time, the Company may be required to create mortgages / charges / hypothecation in favour of the Lenders/Financial Institutions/Bodies Corporate/others, on all or any of its movable and immovable properties. In order to create aforesaid mortgages / charges / hypothecation, the consent of the Shareholders by means of Special Resolution is required under section 180(1)(a) of Companies Act, 2013 limit to Rs. 500 Crores (Rupees Five Hundred Crore Only) which is in excess of aggregate of its paid up capital and free reserves.

The approval of the Members of the Company is required by way of a Special Resolution as set out at Item No. 3 of the Notice.

None of the Directors, Key Managerial Personnel of the Company or any of their relatives, are concerned or interested in the above proposed resolution, except to their equity holdings and Directorships in the Company, if any.

Item No 04: APPROVAL OF LOANS, INVESTMENTS, GUARANTEE OR SECURITY UNDER SECTION 185 OF THE COMPANIES ACT, 2013

The Company may have to render support for the business requirements of its Subsidiary Companies or Associate or Joint Venture or group entity or any other person in whom any of the Director of the Company is deemed to be interested (collectively referred to as the “Entities”), from time to time. However, owing to certain restrictive provisions contained in Section 185 of the Companies Act, 2013 (‘the Act’), the Company was unable to extend financial assistance by way of loan to such Entities. The Board of Directors seek consent of the Members by way of a Special Resolution pursuant to Section 185 of the Act (as amended by the Companies (Amendment) Act, 2017) for making loan(s) or providing financial assistance or providing guarantee or securities in connection with the loans taken or to be taken by the Entities for the capital expenditure of the projects and/or working capital requirements including purchase of fixed assets as may be required from time to time for the expansion of its business activities and other matters connected and incidental thereon for their principal business activities. The Members may note that Board of Directors would carefully evaluate proposals and provide such loan, guarantee or security through deployment of funds out of internal resources/accruals and/or any other appropriate sources, from time to time, only for principal business activities of such Entities.

The Board of Directors recommend the resolution given in this Notice for your approval as a Special Resolution.

None of the Directors, Key Managerial Personnel of the Company or any of their relatives, are concerned or interested in the above proposed resolution, except to their equity holdings and Directorships in the Company, if any.

Item No 05: Approval of Members for increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to Persons / Bodies Corporate u/s 186 of the Companies Act, 2013.

As per the provisions of Section 186 of the Act read with the Companies (Meetings of Board and its Powers) Rules, 2014, as amended to date, provides that no company is permitted to, directly or indirectly, (a) give any loan to any person or other body corporate; (b) give any guarantee or provide security in connection with a loan to any other body corporate or person; and (c) acquire by way of subscription, purchase or otherwise, the securities of any other body corporate, exceeding sixty percent of its paid-up share capital, free reserves and securities premium account or one hundred per cent of its free reserves and securities premium account, whichever is more. Further, the said Section provides that where the giving of any loan or guarantee or providing any security or the acquisition as provided under Section 186(2) of the Act, exceeds the limits specified therein, prior approval of Members by means of a Special Resolution is required to be passed at a general meeting. In view of the above and considering the long term business plans of the Company, which requires the Company to make sizeable loans / investments and issue guarantees / securities to persons or bodies corporate, from time to time, prior approval of the Members is being sought for the same.

The Board of Directors Recommend the Special Resolution for approval by the members.

None of the Directors, Key Managerial Personnel of the Company or any of their relatives, are concerned or interested in the above proposed resolution, except to their equity holdings and Directorships in the Company, if any.

By Order of the Board of Directors

For **Sumit Woods Limited**

Sd/-

Bhushan Nemlekar

Whole-Time Director & Chief Financial Officer

DIN: 00043824

Registered Office:

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall,
W.E. Highway, Malad (East), Mumbai – 400097

Place: Mumbai

Date: September 01, 2023

DIRECTORS' REPORT

Your Directors delightfully present the 27th Annual Report on the business and operation of the Company together with the Audited Financial Accounts (Consolidated and Standalone) for the year ended 31st March, 2023

Particulars	(Rupees in Lakhs)			
	Consolidated		Standalone	
	2023	2022	2023	2022
Total Turnover	10,144.40	6607.88	3,430.34	2143.56
Other Income	145.67	78.28	94.17	34.20
Profit/(Loss) before Finance Cost, Depreciation & Amortisation and Taxation	2519.42	667.01	1115.62	347.08
Less: 1. Finance Cost	1538.92	799.60	804.09	390.11
2. Depreciation & Amortisation	70.70	63.26	49.93	47.12
Profit/ (Loss) Before Taxation	909.8	(195.85)	261.60	(90.15)
Less: Provision for Taxation				
Current Tax	220.72	108.71		
Deferred Tax	10.26	29.44	13.22	10.44
Net Profit/(Loss) for the Year	678.82	-334	248.38	(100.59)
Less: Income Tax Expense for earlier year	(13.68)	(2.00)	-13.67	0.00
Profit/(Loss) after Taxation	692.51	-332.00	262.05	(100.59)
Add : Share of profit/(loss) in associates and joint ventures	5.6	(170.16)		
Add: Other Comprehensive Income	(24.24)	(1.22)	(24.24)	(1.22)
Total Comprehensive Income	673.86	(503.38)	237.81	(101.81)
Add : Balance of Profit (Loss) from earlier years				
Amount available for Appropriations	673.86	(503.38)	237.81	(101.81)
Add: Transfer from Debenture Redemption Reserve				
Less: Dividend				
Tax on distributed Profits				
Balance carried forward	673.86	(503.38)	237.81	(101.81)

Notes: Previous years' figures have been reclassified/regrouped wherever necessary, to correspond with those of the current year.

NATURE OF BUSINESS

The Company is primarily engaged in the activities of Real Estate Development. The Company develops residential, commercial and retail. There was no change in nature of the business of the Company, during the year under review.

STATE OF COMPANY'S FINANCIAL AFFAIR

CONSOLIDATED FINANCIALS

During the year under review, your Company's consolidated total revenue stood at Rs.10,290.06 lakhs as compared to Rs. 6,686.16 lakhs for the previous year, representing an increase of 53.90%; Profit before tax stood at Rs.915.40 lakhs for the year under review as compared to Loss before tax Rs. -366.00 lakhs for the previous year which is recovery of loss by 3.5 times; and the total comprehensive income stood at Rs. 673.86 lakhs as compared to loss of Rs. - 503.38 lakhs for the previous year which is recovery of loss by 2.33 times.

STANDALONE FINANCIALS

During the year under review, the total revenue stood at Rs. 3,524.51 lakhs as compared to Rs. 2,177.76 lakhs for the previous year representing an increase of 61.84%; Profit before tax stood at Rs. 261.60 lakhs for the year under review as compared to Loss before tax Rs.- 90.15 lakhs for the previous year which is recovery of loss by 3.90 times; and the total comprehensive income stood Rs 237.81 lakhs for the year under review as compared to Rs -101.81 lakhs previous year which is recovery of loss by 3.34 times

SHARE CAPITAL

During the year under review the Company has not issued any securities. The entire share capital of the Company is listed and traded on National Stock Exchange of India Limited.

NATURE OF BUSINESS

The Company is engaged in the activities of Real Estate Development. On the real estate development front, the Company develops residential, commercial, retail and social infrastructure projects.

CHANGE IN THE NATURE OF BUSINESS

During the year the Company has not changed its business.

TRANSFER TO RESERVES

It is not proposed to transfer any amount to reserves out of the profits earned during FY 2022-23.

DIVIDEND

Your Directors are having a view of conserving the resources of company, and for that reason the directors are not recommending any dividend.

DEPOSITS

During the year under review, your Company neither accepted any deposits nor there were any amounts outstanding at the beginning of the year which were classified as „Deposits" in terms of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014 and hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the

Companies Act, 2013 is not applicable.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY:

There have been no other material changes and commitments affecting the financial position of the Company which have occurred between March 31, 2023 and the date of this Report, other than those disclosed in this Report.

PREVENTION OF SEXUAL HARASSMENT OF WOMEN AT THE WORKPLACE

The Company is an equal opportunity provider and continuously strives to build a work culture which promotes the respect and dignity of all employees across the Organization. In order to provide women employees a safe working environment at workplace and also in compliance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules framed there under, the Company has formulated a well-defined policy on prevention, prohibition and redressal of complaints relating to sexual harassment of women at the workplace. All women who are associated with the Company—either as permanent employees or temporary employees or contractual persons including service providers at Company sites are covered under the above policy. The said policy has been uploaded on the internal portal of the Company for information of all employees.

No complaints pertaining to sexual harassment of women employees from any of the Company's locations were received during the year ended 31st March, 2023.

CORPORATE GOVERNANCE

Reports on Corporate Governance and Management Discussion and Analysis, in accordance with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), along with a certificate from Auditors regarding compliance of the Corporate Governance are given separately in this Annual Report.

All Board Members and Senior Management Personnel have affirmed compliance with the code of conduct for the financial year 2022-23. A declaration to this effect signed by the Chief Financial Officer of the Company is contained in this annual report.

DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

In accordance with the provisions of Section 152(6) of the Companies Act, 2013 Mr. Subodh Ramakant Nemlekar, (DIN: 00043795) retires by rotation at the ensuing Annual General Meeting (AGM) of the Company and being eligible, offers himself for re-appointment at the ensuing AGM. The Board on the recommendation of the Nomination & Remuneration Committee (NRC) has recommended his re-appointment.

Brief particulars and expertise of Mr. Subodh Ramakant Nemlekar, (DIN: 00043795) together with his other directorships and committee memberships has been given in the annexure - I to the Notice of the AGM in accordance with the requirements of the Listing Regulations and Secretarial Standards.

The Company has received declarations from all the Independent Directors of the Company, confirming that they meet the criteria of independence as prescribed under the Companies Act, 2013 and Regulation

16(1)(b) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the year Ms. Puja Chaurasia, Company Secretary and Compliance Officer of the Company has tendered her resignation with effect from January 25, 2023, your Directors place on record their appreciation of the valuable contribution made in growth of the Company during her tenure in the Company. Further Ms. Pooja Shah has been appointed as the Company secretary and Compliance Officer of the Company with effect from April 29, 2023.

REMUNERATION POLICY AND CRITERIA FOR SELECTION OF CANDIDATES FOR APPOINTMENT AS DIRECTORS, KEY MANAGERIAL PERSONNEL AND SENIOR LEADERSHIP POSITIONS

The Company has in place a policy for remuneration of Directors, Key Managerial Personnel and Employees of senior leadership Position as well as well-defined criteria for the selection of candidates for appointment to the said positions which has been approved by the Board. The Policy broadly lays down the guiding principles, philosophy and the basis for payment of remuneration to the executive and non-executive Directors (by way of sitting fees and commission), Key Managerial Personnel. The criteria for selection of candidates for the above positions cover the various factors and attributes which are considered by the Nomination & Remuneration Committee and the Board of Directors while making a selection of the candidates. The above policy along with the criteria for selection is available at the website of the Company at <http://www.sumitwoods.com/investors.php>

FAMILIARIZATION PROGRAM FOR THE INDEPENDENT DIRECTORS

The Company has over the years developed a robust familiarization process for the newly appointed directors with respect to their roles and responsibilities, way ahead of the prescription of the regulatory provisions. The process has been aligned with the requirements under the Act and other related Regulations. This process inter-alia includes providing an overview of the Real Estate Industry, the Companys business model, the risks and opportunities etc. Details of the Familiarization Programme are explained in the Corporate Governance Report and are also available on the Companys website at <http://www.sumitwoods.com/investors.php>

BOARD EVALUATION

The Board has carried out its annual performance evaluation of its own performance, the Directors individually as well as the evaluation of the working of its Audit, Nomination & Remuneration, Risk Management and Compliance Committees as mandated under the Act and SEBI Listing Regulations. The criteria applied in the evaluation process are explained in the Corporate Governance Report.

The performance evaluation of the Chairperson, Non-Independent Directors and the Board as a whole was carried out by the Independent Directors at their separate meeting held on January 25, 2023. The Independent Directors expressed their satisfaction with the evaluation process.

PERFORMANCE EVALUATION:

Pursuant to the provisions of the Companies Act, 2013 and SEBI (LODR) 2015, the Board has carried out an Annual Performance Evaluation of its own performance, the Directors individually as well as the evaluation of the working of its various Committees.

The Board of Directors expressed their satisfaction with the evaluation process. In a separate meeting held on January 25, 2023, the performance evaluation of the Chairman, Non-Independent Directors and the Board as a whole was carried out by the Independent Directors.

The Independent Directors expressed their satisfaction with the evaluation process. The performance evaluation of all the Directors, Committees and the Board was carried out by the Nomination & Remuneration Committee, Independent Directors and Board at their respective meetings

NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

During the year 6 (Six) Board Meetings, 6 (Six) Audit Committee Meetings, 1 (One) Nomination and Remuneration Committee Meeting and 1 (One) Stakeholders Relationship Committee were convened and held. Details of meetings of the Board and its committees along with the attendance of the Directors therein have been disclosed in the Corporate Governance Report.

DETAILS OF REMUNERATION TO DIRECTORS

The information relating to remuneration of Directors and details of the ratio of the remuneration of each Director to the median employee's remuneration and other details as required pursuant to section 197(12) of the Act read along with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is attached as Annexure 4 to the report

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

Particulars of guarantees or Investments covered under section 186 of the Companies Act, 2013, have been given or provided during the year are provided in Annexure 5 to the report.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

The Company has developed a Related Party Transactions Manual and Standard Operating Procedures for the purpose of identification and monitoring Related Party transactions. All transactions with Related Parties are placed before the Audit Committee as also the Board for approval. Prior omnibus approval of the Audit Committee and the Board is obtained for the transactions which are foreseeable and of a repetitive nature. The transactions entered into pursuant to the approvals so granted are subjected to audit and a statement giving details of all related party transactions is placed before the Audit Committee and the Board of Directors on a quarterly basis. The statement is supported by a certificate from the Whole-Time Director. The policy on Related Party Transactions as approved by the Board of Directors has been uploaded on the Company's website and can be seen at the link <http://www.sumitwoods.com/investors.php> During the year, the Company had not entered into any contract/ arrangement/ transaction with related parties which could be considered material in accordance with the policy of the Company on materiality of related party transactions. Accordingly, the disclosure of Related Party Transactions as required under Section 134(3) (h) of the Companies Act, 2013 in Form AOC 2 is not applicable

None of the Directors and the Key Managerial Personnel has any pecuniary relationships or transactions vis-à-vis the Company.

VIGIL MECHANISM / WHISTLE BLOWER POLICY

The Company has established a Vigil Mechanism, which includes a Whistle Blower Policy, for its Directors and Employees, to provide a framework to facilitate responsible and secure reporting of concerns of unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct & Ethics.

The Whistle Blower Policy is posted on the website of the Company and the web link to the same is <http://www.sumitwoods.com/investors.php>

ADEQUACY OF INTERNAL FINANCIAL CONTROLS

The Company has adequate internal financial controls in place with reference to financial statements. These are continually reviewed by the Company to strengthen the same wherever required. The internal control systems are supplemented by internal audit carried out by an independent firm of Chartered Accountants and periodical review by the Management. The Audit Committee of the Board addresses issues raised by both, the Internal Auditors and the Statutory Auditors.

SUBSIDIARY, ASSOCIATE AND JOINT VENTURE COMPANIES

The Company has Five (5) Subsidiary Company i.e

1. Mitasu Developers Private Limited,
2. Homesync Real Estate Advisory Private Limited,
3. Sumit Matunga Builders Private Limited and
4. Sumit Hills Private Limited
5. Sumit Eminence Private Limited

Further the Company has 1(One) Associate Company named as “Sumit Realty Private Limited”.

The Policy is also being revised effective from 1st April, 2019 in line with the amendments made to the SEBI Listing Regulations. The Policy has been uploaded on the Companys website at: <http://www.sumitwoods.com/investors.php>

RISK MANAGEMENT POLICY

The Company has a well-defined risk management framework in place, which provides an integrated approach for identifying, assessing, mitigating, monitoring and reporting of all risks associated with the business of the Company. Although the Company is not mandatorily required to constitute the Risk Management Committee, but to ensure effective risk management the Board of Directors constituted the Risk Management Committee to monitor and review risk management, assessment and minimization procedures and to identify, review and mitigate all elements of risks which the Company may be exposed to.

The Company recognizes that risk is an integral and unavoidable component of its business. Hence, the Company has adopted a Risk Assessment and Management policy (“Policy”) to formalize risk based decision-making together with management processes. Risks are managed through a formal risk process as set forth in the Policy. This policy articulates the requirements for processes which include identifying, assessing, measuring, and monitoring risk activities across the organization and establishes governance roles for risk management.

AUDITORS

Statutory Auditors

The members at the Annual General Meeting held on September 30, 2017 had appointed M/s. SSRV & Associates, Chartered Accountants (Firm Registration No. 135901W) as the Statutory Auditors for five consecutive years from the conclusion of 21st Annual General Meeting till the conclusion of the 25th Annual General Meeting of the Company i.e. till the conclusion of ensuing Annual General Meeting. On the recommendation of Audit Committee, the Board of Directors in its meeting held on May 27, 2022 have re-appointed M/s. SSRV & Associates as the Statutory Auditors for the second term of five consecutive years i.e. from the conclusion of 26th Annual General Meeting till the conclusion of the 31st Annual General Meeting of the Company to be held in year 2027, subject to approval of the shareholders. The Statutory Auditors have confirmed their independent status and eligibility for the said reappointment.

The Report given by M/s. SSRV & Associates on the financial statements of the Company for the financial year ended March 31, 2023 is part of the Integrated Annual Report. There are no qualifications, reservations or adverse remarks or disclaimers made by M/s. SSRV & Associates, Statutory Auditors, in their report.

SECRETARIAL AUDITOR

A Secretarial Audit Report given by M/s. SCP & Co., Practicing Company Secretaries is annexed with the report as Annexure 2 and forms an integral part of this Report. The report is self-explanatory and do not call for any further comments.

PARTICULARS OF EMPLOYEES

There are no employees drawing remuneration in excess of the limits prescribed under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. Information as required under the provisions of Rules 5(2) & 5(3) of the Companies appointment and Remuneration of Managerial Personnel) Rules, 2014, are set out in Directors' Report.

TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND

Your Company did not have any funds lying unpaid or unclaimed for a period of seven years. Therefore, there were no funds which were required to be transferred to Investor Education and Protection Fund (IEPF).

INSIDER TRADING REGULATIONS

Based on the requirements under SEBI (Prohibition of Insider Trading) Regulations, 1992 read with SEBI (Prohibition of Insider Trading) Regulations, 2015, as amended from time to time, the code of conduct for prevention of insider trading and the Code for Corporate Disclosures ("Code"), as approved by the Board from time to time, are in force by the Company.

CORPORATE SOCIAL RESPONSIBILITY

The Annual Report on CSR activities for the financial year 2022-23 is enclosed as Annexure 1.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There are no significant and material orders passed by the Regulators or Courts or Tribunals which would impact the going concern status and the Company's future operations.

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

Particulars of Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo as per section 134(3)(2) of the Companies Act, 2013, read with the Companies (Accounts) Rules, 2014 for the year ended 31st March, 2023 are provided under Annexure 3 to this report.

BUSINESS RESPONSIBILITY REPORTING

Business Responsibility Reporting is not applicable to the Company as it is mandatory only for top 1000 companies.

ANNUAL RETURN

The Annual Return of the Company has been placed on the website of the Company and can be accessed at <http://sumitwoods.com/investors.php> Pursuant to the provisions of Section 92(1) of the Companies Act, 2013 as amended by the Companies Amendment Act, 2017

COMPLIANCE WITH SECRETARIAL STANDARDS

The Board of Directors affirms that the Company has complied with the applicable Secretarial Standards issued by the Institute of Companies Secretaries of India (SS1 and SS2) respectively relating to Meetings of the Board and its Committees which have mandatory application.

DIRECTORS' RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statement in terms of Section 134 of the Act:

- a. that in the preparation of the annual financial statements for the year ended 31st March, 2023, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b. that such accounting policies as mentioned in Note 1 of the Notes to the Accounts have been selected and applied consistently and judgment and estimates have been made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as on 31st March, 2023, and of the profit of the Company for the year ended on that date;
- c. that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

- d. that the annual accounts have been prepared on a going concern basis;
- a. that proper internal financial controls laid down by the Directors were followed by the Company and such internal financial controls are adequate and were operating effectively; and
- b. that proper systems to ensure compliance with the provisions of all applicable laws have been devised and such systems were adequate and were operating effectively.

ACKNOWLEDGMENTS

The Directors would like to thank all the Stakeholders including Financial Institutions, Banks, Government Authorities, Power Utilities, Regulators, Customers, Vendors and Members for their continued support to the Company.

Your Directors also wish to place on record their deep sense of appreciation for the excellent services of the employees at all levels and all other associated with the Company.

By Order of the Board of Directors

for Sumit Woods Limited

Sd/-

Bhushan Nemlekar

Whole-Time Director & Chief Financial Officer

DIN: 00043824

Registered Office:

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall,
W.E. Highway, Malad (East), Mumbai – 400097

Place: Mumbai

Date: September 01, 2023



SUMIT ATULYAM Will Let You Enjoy Gorgeous Sunrises And Sunsets With Sweeping Views Of The Worli Sea Link From The Luxury Of Your Own Sun Deck! SUMIT ATULYAM Is Designed Keeping In Mind The Needs Of All Its Residents; Hence It Is An Envious Blend Of Lifestyle And Soulful Amenities.

**SEA VIEW 2 & 3 BHK
BALCONY RESIDENCES**



Location: **Matunga (W)**
MahaRERA No.
P51900030966



Sumit
Atulyam
Unmatched lifestyle



G R O U P
Creating Value. Building Trust.
BUILDERS & DEVELOPERS



SUN SUMIT
DEEPSHAL

EXCLUSIVE
2 & 3 BHK HOMES

SUN SUMIT DEEPSHAL, Is A Well Planned, Elegantly Designed Ground, Podium And Multi Storied Tower. With The Thoughtful Amenity Spaces On Top Podium. This Residential Tower Takes Peaceful Living To A Higher Level.



Location: **BORIVALI(W)**
MahaRERA No.
P51800046252



SUN SUMIT
JEEVAN MANGAL

EXCLUSIVE
2 & 3 BHK HOMES

SUN SUMIT JEEVAN MANGAL, Is Truly A Magical Mix Of Traditional Luxury And Ultra-modern Outlook. An Elegant Presence That Stands Tall In It's Surroundings. The Grandness Is Carried Within, And Enhanced From The Imposing Elegant Lobby, Grand Spacious Gymnasium To The Plush Apartments, Everything Bespeaks Of Exclusivity.



Location: **BORIVALI(W)**
MahaRERA No.
P51800046062



ANNEXURE – I

[Pursuant to Section 135 of the Companies Act, 2013 read with Companies (Corporate Social Responsibility Policy) Rules, 2014, as amended.]

1. Brief outline on CSR Policy of the Company. Corporate Social Responsibility is a Company's sense of responsibility towards the community and environment in which it operates. The Company is committed on remaining a responsible corporate entity mindful of its social responsibilities. Web link to the CSR policy of the Company <http://www.sumitwoods.com/investors.php>

2. Composition of CSR Committee:

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr Bhushan Nemlekar	Chairman	One	One
2	Mr. Mitaram Jangid	Member	One	One
3	Mr. Vineshkumar Singhal	Member	One	One

Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company. <http://www.sumitwoods.com/investors.php>

Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report). NA

Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any NA

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in Rs)	Amount required to be set-off for the financial year, if any (in Rs)
---------	----------------	---	--

NA

Average net profit of the company as per section 135(5).		Rs. (451.95) lakhs
a)	Two percent of average net profit of the company as per section 135(5)	Nil
b)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years	Nil
c)	Amount required to be set off for the financial year, if any	Nil
d)	Total CSR obligation for the financial year (7a+7b- 7c).	Nil

3. a. CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund		Date of transfer.
2,30,000/-	Nil	-	-	-	-

b. Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Sl. No.	Name of the Project.	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/No).	Location of the project.	Project duration.	Amount allocated for the project (in Rs.).	Amount spent in the current financial Year (in Rs.).	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.).	Mode of Implementation - Direct (Yes/No).	Mode of Implementation - Through Implementing Agency
			State.	District.						Name CSR Registration number.
										NA

c. Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementation - Direct (Yes/No).	Mode of implementation - Through implementing agency.	
				State.	District.			Name.	CSR registration number.
1	Contribution to Trust	Education Trust	Yes	Maharashtra	Mumbai-Malad	1,00,000	No	Ashraya Foundation	CSR00007369
2	Contribution to Trust	Education Trust	Yes	Maharashtra	Mumbai-Malad	1,30,000	No	Vishwakarma Education Trust	CSR00013060

d. Amount spent in Administrative Overheads - Nil

e. Amount spent on Impact Assessment, if applicable - Nil

f. Total amount spent for the Financial - Year (8b+8c+8d+8e) – Rs. 2,30,000/-

g. Excess amount for set off, if any

Sl. No.	Particular	Amount (in Lakh)
(i)	Two percent of average net profit of the company as per section 135(5)	Nil
(ii)	Total amount spent for the Financial Year	2.30
(iii)	Excess amount spent for the financial year [(ii)-(i)]	2.30
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	2.30

4. (a) Details of Unspent CSR amount for the preceding three financial years:

Year	Un-spent amount (In Lakhs)
2019-20	10.49
2020-21	Nil
2021-22	Nil

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	Project ID.	Name of the Project.	Financial Year in which the project was commenced.	Project duration.	Total amount allocated for the project (in Rs.).	Amount spent on the project in the reporting Financial Year (in Rs.).	Cumulative amount spent at the end of reporting Financial Year. (in Rs.)	Status of the project - Completed /Ongoing.
NA								

5. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details). - Not applicable

- Date of creation or acquisition of the capital asset(s).
- Amount of CSR spent for creation or acquisition of capital asset.
- Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.
- Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).
 - Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5): NA**

By Order of the Board of Directors for Sumit Woods Limited

Sd/-

Bhushan Nemlekar Whole-Time Director & Chief Financial Officer

DIN: 00043824

Place: Mumbai

Date: September 01, 2023

Annexure 2
FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31st MARCH 2023

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

To,
The Members,
M/S. Sumit Woods Limited,
B-Wing, Office No-1101, Opp. Reliance Office,
Express Zone, W.E.Highway, Malad-East
Mumbai 400097

We have conducted the Secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by 'Sumit Woods Limited' (CIN: L36101MH1997PLC152192) (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided us with 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 2023 ('Audit Period'), the Company has, 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 audit period 1st April 2022 to 31st March 2023, and made available to us, according to the provisions of:

- (i) The Companies Act, 2013 ('the Act') and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent of Regulation 55A;
- (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, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **(Not applicable to the Company during the Audit Period)**

- (e) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. (The Listing Regulations).
- (f) The Securities and Exchange Board of India (Issue and Listing of Securitised Debt Instruments and Security Receipts) Regulations, 2008; **(Not applicable to the Company during the Audit period)**
- (g) 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;
- (h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(Not applicable to the Company during the Audit period)**
- (i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the Audit Period)**

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) The Listing Agreements entered into by the Company with Stock Exchange i.e. Bombay Stock Exchange Limited

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, standards.

We further report that:

The Board of Directors of the Company is duly constituted with a proper balance of Executive Directors, Non-Executive Directors, and Independent Directors. 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/Committee Meetings, agenda and detailed notes on agenda were sent adequately in advance. Decisions at the Board meeting and Committee Meeting as represented by the management were carried out unanimously.

We further report that as per the explanations given to me and the representations made by the Management and relied upon, 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.

We further report that during the audit period the following event(s) occurred during the year which has major bearing on the Company's affairs in pursuance of the laws, rules, regulations, guidelines, standards etc. referred to above

1. **The Company has issued** convertible warrants by way of Preferential Allotment up to 1,00,00,000 (One Crore Only) at a price of Rs. 15 /- (Rupees Fifteen only) per warrant determined in accordance with SEBI (ICDR) Regulations ("Issue Price"), with a right to the warrant holders to apply for 1 (One) Equity Share of the face value of Rs.10/- (Rupees Ten only) each of the Company ("Equity Shares") at a premium of Rs. 5/- (Rupees Five only) per equity share for each Warrant within a period of 18 (Eighteen) months from the date of allotment of the Warrants, for total amount upto

Rs. 15,00,00,000/- (Rupees Fifteen Crore only) to the following persons / entities forming part of the Promoters / specified persons:

Sr. No.	Proposed Allottees	Number of warrants	Category
1	Mitaram Jangid	25,00,000	Promoter
2	Bhushan Nemlekar	25,00,000	Promoter
3	Shankar Sharma	35,00,000	Non-promoter Group
4	Diya N. Shah	7,00,000	Non-promoter Group
5	Aman N. Shah	8,00,000	Non-promoter Group
Total		100,00,000	

The abovementioned issue of warrants was approved by the shareholders by passing special resolution at the Extra Ordinary General Meeting held on 28th November 2022.

For M/S. SCP & CO.

Practicing Company Secretaries

Swapnil Pande

M.No A44893 C.P.No 21962

Peer Review Certificate No: 1958/2022

Place: Mumbai

Date: 01-09-2023

UDIN: A044893E000881311

(Note: This report is to be read with our letter of even date which is annexed as "ANNEXURE A" and forms an integral part of this report.)

“ANNEXURE A”

**To,
The Members,
M/S. Sumit Woods Limited,
B-Wing, Office No-1101, Opp. Reliance Office,
Express Zone, W.E.Highway, Malad-East
Mumbai 400097**

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

1. Maintenance of Secretarial records 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 the 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 the financial records and books of accounts of the Company.
4. Wherever required, we have obtained the Management representation about compliance of laws, rules and regulations and happenings of events etc.
5. The compliance of provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedures on a test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of efficacy or effectiveness with which the management has conducted the affairs of the Company.

**For M/S. SCP & CO.
Practicing Company Secretaries
Swapnil Pande
M.No A44893 C.P.No 21962
Place: Mumbai
Date: 01-09-2023
UDIN: A044893E000881311**

Annexure 3

Conservation of Energy, Technology absorption, Foreign Exchange Earning and Outgoing:

(A) CONSERVATION OF ENERGY:

The Company has always been conscious of the need for conservation of energy and has been sensitive in making progress towards this initiative. Adequate measures are always taken to ensure optimum utilisation and maximum possible saving of energy at the offices and units of the Company.

The Company constantly improves on and installs various energy saving devices. The Company replaces old electrical drives and has been re-organizing production process by introducing improved systems which also conserves energy.

(B) TECHNOLOGY ABSORPTION:

1. RESEARCH AND DEVELOPMENT

Your Company, committing itself Research & Development activities, has always played an imperative role for cost-effective expansion of business development. Research & Development has been implemented with objectives like continual efficiency enhancement, reductions in material costs, improving speed and quality of processes and innovation. The Company has always been conscious of the need for conservation of energy and has been sensitive in making progress towards this initiative.

2. TECHNOLOGY ABSORPTION, ADAPTATION AND INNOVATION

The Company continues to integrate the latest proficient technology, innovations and improvement as introduced and suitable to the manufacturing operations carried out by the Company. It also adopts and upgrades its technology to sustain and presence in the domestic and international market.

Not Applicable

By Order of the Board of Directors for Sumit Woods Limited

Sd/-

Bhushan Nemlekar

Whole-Time Director

DIN: 00043824

Place: Mumbai

Date: September 01, 2023

Annexure 4

[Section 197(12), read with Rule 5 of Companies
(Appointment and Remuneration of Managerial Personnel), Rules, 2014]

(I) DETAILS OF RATIO OF REMUNERATION OF DIRECTOR

The percentage increase in remuneration of Director during the financial year 2022-23, ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the financial year 2022-23 and the comparison of remuneration of each Key Managerial Personnel (KMP) against the performance of the Company are as under:

Sr. No.	Name of Director/KMP and designation	Remuneration / Sitting fees to the Director/ Independent Director, KMP for the F.Y. 2022-23 (Rs.)	Percentage increase/ decrease in remuneration in F.Y. 2021-22	Ration of remuneration of each director to the median remuneration of employees
1	Mr. Mitaram Jangid	15,00,000/-	-	2.99
2.	Mr. Bhushan Nemlekar	24,00,000/-	-	4.78
3.	Mr. Subodh Nemlekar	6,00,000	-	NA
4.	Mrs. Pooja Chogle	1,20,000	-	NA
5.	Mr. Vineshkumar Singhal	1,20,000	-	NA
6.	Mrs. Pooja Parekh	60,000	-	NA
7.	Ms. Priyanka Dhruva	13,19,890	-	NA
8.	Ms. Pujadevi R. Chaurasia	6,67,147	-	NA
9.	Ms. Pooja Shah	1,28,500	-	NA

- (ii) The median remuneration of employees of the Company during the financial year was Rs. 5,01,852/;
- (iii) In the financial year, there was an increase/decrease of Rs. 1,11,322 in the median remuneration of employees;
- (iv) There were 37 permanent employees on the rolls of Company as on March 31, 2023;
- (v) Average percentage increase in the salaries of employees other than Executive Directors in the last financial year i.e. FY 2022-23 was 5.31% as compared to FY 2021-22.
- (vi) It is hereby affirmed that the remuneration paid is as per the Remuneration Policy for Directors, Key Managerial Personnel and other Employees.

Details of employee remuneration as required under provisions of Section 197 of the Companies Act, 2013 and Rule 5(2) & 5(3) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is provided in a separate statement and forms part of the Annual Report.

Details of Top Ten Employees as on March 31, 2023 in terms of remuneration drawn as required under Section 197 of the Companies Act, 2013 and Rule 5(2) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Sr. No.	Name of Employee	Designation	Remuneration (Monthly) (Rs.)	Nature of Employment	Educational Qualifications	Experience	Date of Joining	Age of Employee	Previous Employment	Equity shares held	Whether employee is related to Director
1	Mr. Rohan Tejura	Chief Information officer (CIO)	2,41,667	Permanent	HSC in Science (Also done Higher studies in oversees)	20 Years	09/11/2021	43	Focus Softnet Enterprises	0	No
2	Mr. Clint P Dos Santos	Chief Engineer	1,53,640	Permanent	Engineer	23 Years	18/12/97	47	1 st job	7488	No
3	Mr. Swapnil Ambre	Senior Architect	1,33,500	Permanent	Architect	11 Years	17/05/18	36	Romell Group	0	No
4	Mr. Sunil R Jangid	Mgr-Admn&Ops	1,20,000	Permanent	SSC	23 Years	1997	58	1 st job	0	Yes, Brother of Mr. Mitaram Jangid
5	Mr. Ramesh Sharma	Sr. Legal Executive	1,05,369	Permanent	LLB	16.7 Years	21/08/06	44	Swartik Ply & Timber	7488	No
6	Mrs. Priyanka Dhruva	chartered Accountant	1,01,530	Permanent	chartered Accountant	7 years	15/09/2021	31	MBC Corporate Advisory services Pvt Ltd	0	No
7	Ms. Amruta Jangid	Head - Marketing & Branding Operations	1,00,000	Permanent	Interior Designing	7 Years	01/04/16	31	1 st job	0	Yes, Daughter of Mr. Mitaram Jangid
8	Rajesh Desai	Sr. Executive - Architect	73,000	Permanent	Bachelors in Architect	5 years	07/10/2021	29	Bitcon India Infrastructure Pvt. Ltd	0	No
9	Mr. Manoj Jangid	Relationship Manager	77,740	Permanent	SSC	25.6 Years	10/09/96	52	1 st job	144000	Yes, Cousin of Mr. Mitaram Jangid
10	Dhairyashil Patil	Manager-Sales	71,500	Permanent	MBA	27.6 Years	07/02/2013	56	Chowgule real estate & construction Co. Pvt. Ltd	0	No

Annexure 5
PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS (Amount in Lakhs)

Sr. No	Name of the party	Nature of transaction	Amount at the beginning of the Year	Net transactions during the year	Balance at the end of the year
1	HomeSync Real Estate Advisory Pvt. Ltd. (Formerly known as Mitasu Infra Developers Pvt Ltd.)	Investment in Equity Shares in Wholly own Subsidiary	1.00	-	1.00
2	Sumit Matunga Builders Pvt Ltd (Formerly known as Sumit Woods Goa Private Limited')	Investment in Equity Shares in Subsidiary	0.80	-	0.80
3	Sumit Hills Private Ltd	Investment in Equity Shares in Subsidiary	0.73	-	0.73
4	Mitasu Developers Private Ltd.	Investment in Equity Shares in Wholly own Subsidiary	1.00	-	1.00
5	Sumit Eminence Private Limited	Investment in Equity Shares in Wholly own Subsidiary	-	1.00	1.00
6	Sumit Realty Private Ltd.	Investment in Equity Shares	1.75	-	1.75
7	Sumit Kundil Joint Venture	Investment in Joint Venture	432.84	9.64	442.48
8	Sumit Snehashish Joint Venture	Investment in Joint Venture	25.49	-25.49	-
9	Sumit Snehashish Venture	Investment in Joint Venture	549.63	-131.00	418.63
10	Sumit Pramukh Venture	Investment in Joint Venture	268.15	9.55	277.70
11	Sun Sumit Venture	Investment in Joint Venture	453.15	60.75	513.90
12	Sumit Pragati Ventures LLP	Investment in LLP	480.09	0.49	480.58
13	Milestone Construction &	Investment in LLP	32.01	-	32.01
14	Sumit Garden Grove Construction LLP	Investment in LLP	8.46	30.00	38.46
15	Sumit Pragati Shelters LLP	Investment in LLP	152.24	160.02	312.26
16	Sumit Star Land Developers LLP	Investment in LLP	687.80	10.53	698.33
17	Mitasu Developers Pvt Ltd	Loan Given	64.83	-64.83	-
18	Dreamax Developers Private Limited	Project Advance	20.00	-	20.00
19	Kundil Realty Private Limited	Project advance	90.00	-	90.00
20	Sumit Abode Private Limited	Project Advance	71.04	-18.14	52.90

Sr. No	Name of the party	Nature of transaction	Amount at the beginning of the Year	Net transactions during the year	Balance at the end of the year
21	Homesync Real Estate Advisory Pvt Ltd	Loan Given	104.81	132.99	237.80
22	Sumit Matunga Builders Pvt Ltd	Loan Given	409.79	265.97	675.76
23	Milestone Constructions and Developers LLP	Loan Given	0.50	0.53	1.03
24	Sun Sumit Venture	Loan Given	458.79	-283.42	175.37
25	Sumit Snehashish Venture	Loan Given	2.00	-2.00	-
26	Sumit Garden Grove Construction LLP	Loan Given	0.01	-0.01	-
27	Sumit Pragati Developers LLP	Loan Given	2.56	0.05	2.61
28	Sumit Eminence Pvt Ltd	Loan Given	-	0.01	0.01
29	Sumit Hills Private limited	Loan Given	-	153.05	153.05
30	Mitasu Developers Pvt Ltd	Co- borrower			During the F.Y. 2022-23 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 500 Lakhs.
31	Mitasu Developers Pvt Ltd	Co- borrower			During the F.Y. 2022-23 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 900 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 900 Lakhs.
32	Mitasu Developers Pvt Ltd	Co- borrower			During the F.Y. 2020-21 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 200 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 105.56 Lakhs.
33	Mitasu Developers Pvt Ltd	Co- borrower			During the F.Y. 2019-20 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 4500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 29.29 Lakhs.
34	Sumit Matunga Builders Pvt Ltd	Co- borrower			During the F.Y. 2021-22 Company have entered into loan agreement as co-borrower with Capri Global capital Limited for Sumit Matunga Builders Private Limited's loan of ₹ 4000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 2141.56 Lakhs.

Sr. No	Name of the party	Nature of transaction	Amount at the beginning of the Year	Net transactions during the year	Balance at the end of the year
35	Sun Sumit Venture's	Co- borrower			During the F.Y. 2022-23 Company have entered into loan agreement as co-borrower with Bharat Co-operative Bank (Mumbai) Ltd for Sun Sumit Venture's loan of ₹ 1000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 274.67 Lakhs.

By Order of the Board of Directors

For **Sumit Woods Limited**

Sd/-

Bhushan Nemlekar

Whole-Time Director

DIN: 00043824

Place: Mumbai

Date: September 01, 2023

Form AOC-1

STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIALS STATEMENTS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (PURSUANT TO FIRST PROVISIO TO SUB SECTION (3) OF SECTION 129 READ WITH RULES OF COMPANIES (ACCOUNTS) RULES, 2014)

Part "A": Subsidiaries Rs in Lakhs

Sr. No	Particulars	Details	Details	Details	Details	Details
1	Name of the subsidiary	Mitasu Developers Private Limited	HomeSync Real Estate Advisory Pvt Ltd. (Formerly Known as Mitasu Infra Developers Private Limited.)	Sumit Matunga Builders Private Limited (previously known as Sumit Woods Goa Private Limited)	Sumit Hills Private Limited	Sumit Eminence Private Limited
2	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01 st April 2022 to 31 st March 2023	01 st April 2022 to 31 st March 2023	01 st April 2022 to 31 st March 2023	01 st April 2022 to 31 st March 2023	01 st April 2022 to 31 st March 2023
3	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	Indian Rupees	Indian Rupees	Indian Rupees	Indian Rupees	Indian Rupees
4	Share capital	1.00	1.00	1.00	1.00	1.00
5	Reserves & surplus	867.56	-152.69	152.16	-2.77	-0.11
6	Total assets	3643.34	127.50	4,474.07	784.97	1.01
7	Total Liabilities	2774.78	279.19	4,320.91	940.30	0.12
8	Investments	0	0	0	0	0
9	Turnover	5482.42	272.86	1579.08	0	-
10	Profit before taxation	630.90	-45.74	219.47	-0.58	-0.11
11	Provision for taxation	178.22	0	39.53	0	0
12	Profit after taxation	452.68	-45.74	179.94	-0.58	-0.11
13	Proposed Dividend	0	0	0	0	0
14	% of shareholding	100%	99.99%	80%	72.5%	99.99%

Note: The Company has incorporated a Subsidiary Company named as "SUMIT EMINENCE PRIVATE LIMITED" (CIN: U45309MH2022PTC382377) with effect from May 11, 2022 and the same was informed to the Stock Exchange. Further for the FY ended March 31, 2022 the account of the subsidiary was not consolidated with Sumit Woods Limited as the Subsidiary will prepared its first financial for the period ended March 31, 2023.

Part “B”: Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Name of Associates	Sumit Realty Private Limited
1. Latest audited Balance Sheet Date	31 March 2023
2. Shares of Associate held by the company on the year end	
No.	17,500
Amount of Investment in Associates	1.75
Extend of Holding %	35%
3. Description of how there is significant influence	There is significant influence due to percentage (%) of equity share capital
4. Reason why the associate is not consolidated	-
5. Net worth attributable to Shareholding as per latest audited Balance Sheet	-260.68
6. Profit / Loss for the year	-6.61
i. Considered in Consolidation	-1.96
i. Not Considered in Consolidation	-4.65

Name of Joint Ventures	Sumit Chetna Venture	Sumit Snehashish Venture	Sumit Snehashish Joint Venture	Sun Sumit Ventures	Sumit Kundil Joint Venture	Sumit Pramukh Venture
1. Latest audited Balance Sheet Date	31 March 2023	31 March 2023	31 March 2023	31 March 2023	31 March 2023	31 March 2023
2. Shares of Joint Ventures held by the company on the year end No.	NA	NA	NA	NA	NA	NA
Amount of Investment in Joint Venture	Nil	418.63	Nil	513.90	442.48	277.70
Extend of Holding %	67%	30%	50%	25%	50%	60%
3. Description of how there is significant influence	There is significant influence due to percentage (%) of profit sharing	There is significant influence due to percentage (%) of profit sharing	There is significant influence due to percentage (%) of profit sharing	N.A.	There is significant influence due to percentage (%) of profit sharing	There is significant influence due to percentage (%) of profit sharing

4. Reason why the joint venture is not consolidated	-	-	-	Since we do not hold any significant control over entity the same is not consolidated	-	-
5. Net worth attributable to Shareholding as per latest audited Balance Sheet	-123.94	21.30	10.01	N.A.	10.99	98.01
6. Profit / Loss for the year	6.64	-8.77	-1.75	-	0.94	7.48
i. Considered in Consolidation	4.52	-0.83	-0.82	-	0.47	4.49
i. Not Considered in Consolidation	2.12	-7.94	-0.92	-	0.47	2.99

CORPORATE GOVERNANCE

REPORT ON CORPORATE GOVERNANCE FOR THE YEAR ENDED MARCH 31, 2023 CORPORATE GOVERNANCE PHILOSOPHY

Your Company firmly believes that maintaining the highest standards of Corporate Governance is the implicit rule that determines a management's ability to make sound decisions and to perform efficiently and ethically in the best interest of its shareholders and other stakeholders to create value for all.

The philosophy of Corporate Governance is a principle based approach as codified in Regulation 4(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), encompassing the fundamentals of rights and roles of various stakeholders of the Company, timely information, equitable treatment, role of stakeholders disclosure and transparency and board responsibility.

Your Company is in compliance with the requirements on Corporate Governance as they stood during FY 2022-23. A report on the compliances of Corporate Governance requirements under the Listing Regulations and the practices/ procedures followed by your Company for the year ended March 31, 2023 is detailed below:

BOARD OF DIRECTORS

There were Six Directors on the Board of the Company as on March 31, 2023. The Board of Directors comprises of Executive Directors and Non-Executive Directors including Independent Directors and a Woman Director. The Board is headed by Mr. Vineshkumar Singhal, - Non- Executive Chairman and Independent Director, Mr. Mitaram Jangid - Managing Director and Mr. Bhushan Nemlekar - Whole-Time Director. The Board also comprises of Mrs. Pooja Chogle and Mrs. Pooja Parekh who is Independent Director and Mr. Subodh Nemlekar, Non-Executive Director.

Details relating to the composition of the Board of Directors, number of Directorships, Memberships and Chairmanships of the Directors of the Company in other companies as on March 31, 2023 are as follows:

Name of the Director	Category of Director	Number of other Directorship held (including Private Companies)	Number of Committee Memberships in other domestic Companies	
			As Chairman	As Member
Mr. Vineshkumar Singhal	Non- Executive And Independent Chairman	0	0	0
Mrs. Pooja Chogle	Non- Executive And Independent	0	0	0
Mr. Mitaram Jangid	Executive	11	0	0
Mr. Bhushan Nemlekar	Executive	11	0	0
Mr. Subodh Nemlekar	Non- Executive	6	0	0
Mrs. Pooja Tarunkumar Parekh	Non-Executive and Independent	0	0	0

Note: Membership/Chairmanship relates to membership of Committees referred to in Regulation 26(1)

of the Listing Regulations, viz. Audit Committee and Stakeholders Relationship Committee of all public limited companies, whether listed or not and excludes private limited companies, foreign companies and companies licensed under Section 8 of the Companies Act, 2013

Details relating to the Board Meetings held during the Financial Year 2022-23 along with the attendance of each of the Directors are as follows:

The Board met Six times during the financial year under review on the following dates:

- 1 May 27,2022
- 2 August 10,2022
- 3 September 02, 2022
- 4 October 13,2022
- 5 November 14, 2022
- 6 January 25, 2023

Attendance:

Sr. No.	Name of the Director	Number of meetings entitled to attend	Number of Meetings attended	Whether attended the last AGM (27/09/2022)
1	Ms. Pooja Parekh	6	3	No
2	Mrs. Pooja Chogle	6	6	Yes
3	Mr. Mitaram Jangid	6	6	Yes
4	Mr. Bhushan Nemlekar	6	6	Yes
5	Mr. Subodh Nemlekar	6	6	Yes
6	Mr. Vinesh Singhal	6	6	Yes

Disclosure of Relationships between Directors inter-se:

1. Mr. Bhushan Nemlekar is son of Mr. Subodh Nemlekar
2. Mr. Subodh Nemlekar is father of Mr. Bhushan Nemlekar

Except the above, none of the other Directors is related with each other as on 31st March, 2023.

Number of Shares and Convertible Instruments held by Non- Executive Directors:

Mr. Subodh Nemlekar, Non-executive Director, holds 55,09,064 equity shares of Rs. 10/- each of the Company as on March 31, 2023. No other Non- Executive Director holds any equity shares of the Company.

Familiarization programme for the Independent Directors:

The Company had imparted familiarization programme for the Independent Directors of the Company for them to get acquainted with the nature of business of the company. The details of which are provided on the website of the Company at www.sumitwoods.com under the tab Investor Relations. The web link for the same is as follows: <http://www.sumitwoods.com/investors.php>

AUDIT COMMITTEE

The Board of Directors has constituted Audit Committee in conformity with the provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of the Listing Regulations. The terms of reference and scope of activities of the Audit Committee are in conformity with the Companies Act, 2013 and the Listing Regulations. The Audit Committee comprises of the following Directors as on March 31, 2023:

1. Mr. Vineshkumar Singhal - Chairman (Non-Executive Independent Director)
2. Mrs. Pooja Chogle- Member (Non-Executive Independent Director)
3. Mr. Bhushan Nemlekar- Member (Executive Director)

The Audit Committee is responsible for overseeing the processes related to financial reporting and information dissemination. The primary objective of the Audit Committee of the Company is to monitor and effectively supervise the financial reporting process of the Company with a view to ensure accurate, timely and proper disclosures and transparency and integrity of financial reporting.

Brief description of the terms of reference of the Audit Committee inter alia includes:

The role of the Audit Committee includes the following:

- 1) *oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;*
- 2) *recommendation for appointment, remuneration and terms of appointment of auditors of the Company;*
- 3) *approval of payment to statutory auditors for any other services rendered by the statutory auditors;*
- 4) *reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:*
 - a) *matters required to be included in the director's responsibility statement to be included in the board's report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;*
 - b) *changes, if any, in accounting policies and practices and reasons for the same;*
 - c) *major accounting entries involving estimates based on the exercise of judgment by management;*
 - d) *significant adjustments made in the financial statements arising out of audit findings;*
 - e) *compliance with listing and other legal requirements relating to financial statements;*
 - f) *disclosure of any related party transactions; (g) modified opinion(s) in the draft audit report;*
- 5) *reviewing, with the management, the quarterly financial statements before submission to the board for approval;*
- 6) *reviewing, with the management, the statement of uses/ application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus/ notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the board to take up steps in this matter;*
- 7) *reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;*
- 8) *approval or any subsequent modification of transactions of the Company with related parties;*
- 9) *scrutiny of inter-corporate loans and investments;*
- 10) *valuation of undertakings or assets of the listed entity, wherever it is necessary;*
- 11) *evaluation of internal financial controls and risk management systems;*
- 12) *reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;*

- 13) reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- 14) discussion with internal auditors of any significant findings and follow up there on;
- 15) reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;
- 16) discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- 17) to look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- 18) to review the functioning of the whistle blower mechanism;
- 19) approval of appointment of chief financial officer after assessing the qualifications, experience and background, etc. of the candidate;
- 20) carrying out any other function as is mentioned in the terms of reference of the audit committee; and
- 21) to ensure prior approval to all related party transaction pursuant to applicable section of the Companies Act, 2013 and the Listing Regulations.

The audit committee mandatorily reviews the following information:

- 1) management discussion and analysis of financial condition and results of operations;
- 2) statement of significant related party transactions (as defined by the audit committee), submitted by management;
- 3) management letters / letters of internal control weaknesses issued by the statutory auditors;
- 4) internal audit reports relating to internal control weaknesses;
- 5) the appointment, removal and terms of remuneration of the chief internal auditor are subject to review by the audit committee; and
- 6) statement of deviations:
 - a) quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).
 - b) annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7).

Meetings and Attendance:

Six Audit Committee Meetings were held during the financial year 2022-23 under review. The dates on which the meetings held are as follows:

- | | |
|---|--------------------|
| 1 | May 27,2022 |
| 2 | August 10,2022 |
| 3 | September 02, 2022 |
| 4 | October 13,2022 |
| 5 | November 14, 2022 |
| 6 | January 25, 2023 |

Attendance:

Sr. No.	Name of the Director	Category	Number of Meetings entitled to attend	Number of Meetings attended
1	Mr. Vineshkumar Singhal	Non- Executive and Independent	6	6
2	Mrs. Pooja Chogle	Non- Executive and Independent	6	6
3	Mr. Bhushan Nemlekar	Executive	6	6

NOMINATION & REMUNERATION COMMITTEE:

The Board of Directors has constituted the Nomination and Remuneration Committee of the Board of Directors of the Company in conformity with the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of the Listing Regulations. The terms of reference and scope of activities of the Nomination and Remuneration Committee is in conformity with the Companies Act, 2013 and the Listing Regulations.

The Nomination and Remuneration Committee comprises of the following Directors as on March 31, 2023:

1. Mrs. Pooja Chogle- Chairperson (Non-Executive Independent Director)
2. Mr. Vineshkumar Singhal - Member
3. Mr. Subodh Nemlekar- Member (Non-Executive Director)

Brief description of the terms of reference of the Nomination and Remuneration Committee inter alia includes:

- 1) *formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;*
- 2) *formulation of criteria for evaluation of performance of independent directors and the board of directors and Key Managerial Personnel of the Company;*
- 3) *devising a policy on diversity of board of directors;*
- 4) *identifying 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 of directors their appointment and removal.*
- 5) *whether to extend, terminate or continue the term of appointment of the independent director, Key Managerial Personnel of the Company, on the basis of the report of performance evaluation of independent directors.*

Meetings and Attendance:

During the Financial year 2022-23 under review, Meeting of the Committee was held on 27th May, 2022:

Attendance:

Sr. No.	Name of the Director	Category	Number of Meetings entitled to attend	Number of Meetings attended
1	Mrs. Pooja Chogle	Non- Executive and Independent	3	3
2	Mr. Vineshkumar Singhal	Non- Executive and Independent	3	3
3	Mr. Subodh Nemlekar	Non-Executive	3	2

INDEPENDENT DIRECTORS:

Meeting of Independent Directors:

A separate meeting of independent directors was held on January 25, 2023 to, inter alia, review the performance of non-independent directors, Chairman of the Company and the Board as a whole.

Performance evaluation criteria for Independent Directors:

Pursuant to the provisions of the Companies Act, 2013 and regulation 17 of the Listing Regulation, the Board has carried out the annual performance evaluation of its own performance, the Directors individually as well as the evaluation of the working of its Audit, Nomination and Remuneration Committee, Shareholder and Investor Grievance Committee and Independent Directors.

Various aspects of the Board's functioning were evaluated such as adequacy of the composition of the Board and its Committees, Board culture, execution and performance of specific duties, obligations and governance.

A separate exercise will be carried out to evaluate the performance of individual Directors including the Chairman of the Board, who were evaluated on parameters such as level of engagement and contribution, independence of judgement, safeguarding the interest of the Company and its minority shareholders etc.

The Performance evaluation of the Independent Directors will be carried out by the entire Board. The Performance evaluation of the Chairman and the Non Independent Directors will be carried out by the Independent Directors. The Directors express their satisfaction with the evaluation process.

The criteria for evaluation of the Independent Directors are on the following parameters:

Personal Traits/General Criteria:

- Highest personal and professional ethics, integrity and values;
- Inquisitive and objective perspective, practical wisdom and mature judgment;
- Demonstrated intelligence, maturity, wisdom and independent Judgment
- Self-confidence to contribute to board deliberations, and stature such that other board members will respect his or her view;

- The willingness and commitment to devote the extensive time necessary to fulfil his/her duties;
- The ability to communicate effectively and collaborate with other board members to contribute effectively to the diversity of perspectives that enhances Board and Committee deliberations, including a willingness to listen and respect the views of others; and
- The skills, knowledge and expertise relevant to the Company's business, with extensive experience at a senior leadership level in a comparable company or organization, including, but not limited to relevant experience in manufacturing, international operations, public service, finance, accounting, strategic planning, supply chain, technology and marketing.

Specific Criteria:

- Participation and contribution by a Director;
- Commitment, including guidance provided to the Senior Management outside of Board/ Committee Meetings;
- Effective deployment of knowledge and expertise;
- Effective management of relationship with various stakeholders;
- Independence of behavior and judgment;
- Maintenance of confidentiality of critical issues.

Further the Committee/Board shall be authorized to modify the criteria as it may deem fit and necessary.

Remuneration of Directors:

Pecuniary relationship or transactions of the non-executive directors vis-à-vis the Company:

Except for the sitting fees paid to the Non-Executive Directors for attending the Board and Committee Meetings, there were no other pecuniary relationships or transactions of Non- Executive Directors vis-à-vis the Company.

Criteria of making payments to non-executive directors:

A Non-Executive Director shall be entitled to receive sitting fees for each meeting of the Board or Committee of the Board attended by him, of such sum as may be approved by the Board of Directors within the overall limits prescribed under the Companies Act, 2013 and The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014;

Details of sitting fees paid to the Non-executive and Independent Directors for the financial year 2022-23:

Sr. No.	Name of the Director	Category	Sitting Fees Paid
1	Mrs. Pooja Chogle	Non- Executive And Independent	Rs. 1,20,000/-
2	Mr. Subodh Nemlekar	Non- Executive Director	Rs. 0/-
3	Mr. Vineshkumar Singhal	Non- Executive And Independent	Rs. 1,20,000/-
4	Ms. Pooja Parekh	Non- Executive And Independent	Rs. 60,000/-

Details of the remuneration paid to the Managing Director and the Whole-Time Director of the Company for the financial year 2022-23:

Sr. No.	Name of the Director	Remuneration paid	Perquisites	Total
---------	----------------------	-------------------	-------------	-------

1	Mr. Mitaram Jangid	Rs. 15,00,000/-	-	Rs. 15,00,000/- p.a
2	Mr. Bhushan Nemlekar	Rs. 19,77,000/-	Rs. 4,23,000/-	Rs. 24,00,000/- p.a

The Company has not provided any Stock Options to its Directors or employees

STAKEHOLDERS RELATIONSHIP COMMITTEE:

The Board of Directors has constituted the Stakeholders Relationship Committee of the Board of Directors of the Company in conformity with the provisions of Section 178 of the Companies Act, 2013 and Regulation 20 of the Listing Regulations.

Brief description of the terms of reference of the Stakeholders Relationship Committee inter alia includes:

1. *Considering and resolving the grievances of the security holders of the Company including complaints related to transfer of shares, non-receipt of annual report and non-receipt of declared dividends;*
2. *Issue of duplicate/ split/ consolidated share certificates;*
3. *Allotment and listing of shares;*
4. *Reference to statutory and regulatory authorities regarding investor grievances; and*
5. *Ensure proper and timely attendance and Redressal of investor queries and grievances.*

The Stakeholders Relationship Committee comprises of the following Directors as on March 31, 2023:

1. Mr. Vineshkumar Singhal - Chairperson (Non-Executive Independent Director)
2. Mrs. Pooja Chogle - Member (Non-Executive Independent Director)
3. Mr. Mitaram Jangid- Member (Executive Director)

Meetings and Attendance:

During the Financial year 2022-23 under review, one Meeting were held i.e on November 14, 2022 of the Committee was held.

Shareholders' Complaints during the Year:

Number of complaints received during the period: **Nil**

Number of complaints resolved during the period: **Nil**

Number of complaints remaining unresolved at the end of the year: **Nil**

The SCORES website of SEBI for redressing grievances of the investors is being visited at regular intervals by the Company and there are no pending complaints registered with SCORES as on March 31, 2023.

There are no pending cases of share transfer as on March 31, 2023.

As per Regulation 46(2)(j) of Listing Regulations, the e-mail ID of the grievance redressal and other relevant details of the Company is cs@sumitwoods.com

As per Regulation 46(2)(k) of the Listing Regulations, the contact information of designated official of the Company viz. Ms. Pooja Shah, Company Secretary of the Company is cs@sumitwoods.com, Tel. No. 022-28749966/77.

GENERAL BODY MEETINGS:

Particulars of the last 3 Annual General Meetings (AGM) and Extra- ordinary General Meetings held (EGM):

Particulars	Date and Time	Venue	Details of Special Resolutions Passed
Third EGM (FY 2022-23)	4.00 PM 28 th November, 2022	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097	i. Increase in authorized Share Capital of the Company and Amendment in MOA ii. Issuance of Warrants Convertible into Equity Shares to promoters of the Company and specified persons on preferential Basis
Second EGM (FY 2018-19)	4:30 PM 4 th May, 2018	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097	Approval of Initial Public Offering of Equity Shares of the company
First EGM (FY 2018-19)	12:00 Noon 26 th April, 2018	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097	i. Alteration of Memorandum of Association of Articles of Association ii. Issue Of Equity Shares By Private Placement iii. Appointment of Mr. Gurunath Malvankar as Independent Director iv. Appointment of Mrs. Pooja Chogle as Independent Director
26th AGM (FY 2021-22)	04:00 PM 27 th September, 2022	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097	NIL
25th AGM (FY 2020-21)	04:00 PM 28 th September, 2021	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097	i. Appointment of Mr. Vineshkumar Singhal (DIN: 08956256) as a Non Executive Independent Director ii. Appointment of Mrs. Pooja Tarunkumar Parekh (DIN: 07450507) as a Non Executive Independent iii. To Approve the Borrowing Limits of the Company Under Section 180 (1) (C) of the Companies Act, 2013

24th AGM (FY 2019-20)	04:00 PM 29 th September, 2020	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097	NIL
---	--	--	-----

POSTAL BALLOT

During the year 2022-23 the company has not sought approval from the shareholders through Postal Ballot.

MEANS OF COMMUNICATION

The Company's corporate website www.sumitwoods.com provides comprehensive information to the Shareholders.

The Quarterly and Annual Financial results are submitted to the Stock Exchange in accordance with the Listing Agreement and are also made available on the Company's website www.sumitwoods.com.

The Company's Shareholding Pattern is filed on a quarterly basis with the Stock Exchanges and also displayed on the Company's website www.sumitwoods.com.

The presentations made by the Company to institutional investors/ analysts are available on the website of the Company www.sumitwoods.com.

GENERAL SHAREHOLDER INFORMATION:

Annual General Meeting:	
Day, Date and Time:	Wednesday September 27, 2023 at 03.00 PM
Venue:	B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E. Highway, Malad (East), Mumbai – 400097
Financial Year:	April 01, 2022 to March 31, 2023
Dividend Payment Date:	Not Applicable
The name and address of Stock Exchange(s) at which the Company's equity shares are listed and a confirmation about payment of annual listing fee to the stock exchange.	National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400 051 Listing fees to the National Stock Exchange of India Limited, Mumbai has been paid for the year 2023-24.
Security Code / Symbol ISIN Symbol for NSE	INE748Z01013 and SUMIT

The Market Price data during year and performance in comparison to broad-based indices is given below:

Month	High (Rs.)	Low (Rs.)
April, 2022	14.60	11.25
May, 2022	13.80	10.00

June, 2022	11.65	9.55
July, 2022	11.20	9.65
August, 2022	18.00	10.00
September, 2022	15.85	11.55
October, 2022	14.75	12.00
November, 2022	32.95	15.45
December, 2022	38.05	28.30
January, 2023	34.35	26.80
February, 2023	42.85	31.20
March, 2023	37.30	28.75

In case the securities are suspended from trading, reason thereof:

Not applicable, since the securities of the Company have not been suspended from trading.

Registrar to an issue and share transfer agents:

M/s. Bigshare Services Private Limited , 1st Floor, Bharat Tin Works Building, Opp. Vasant Oasis, Makwana Road, Marol, Andheri (East), Mumbai - 400059, Maharashtra.

Share Transfer System:

M/s. Bigshare Services Private Limited is the Registrar and Share Transfer Agents of the Company. Transfer of physical shares are approved by the Board of Directors or the Stakeholders Relationship Committee which meets at opportune time and if the documents are complete and in order in all respects, the same are registered and returned to the transferees within the stipulated time.

Distribution of Shareholding as on March 31, 2023:

Shares range	No. of Shareholders	% of Shareholders	No. of Shares	% of total issued capital
1 – 500	4090	83.1808	2975630	0.9728
501 – 1000	286	5.8166	2447100	0.8000
1001- 2000	160	3.2540	2510720	0.8208
2001 – 3000	60	1.2203	1606160	0.5251
3001 – 4000	42	0.8542	1524940	0.4986
4001 – 5000	49	0.9965	2326560	0.7606
5001 – 10000	102	2.0744	7413470	2.4237
10001 & Above	128	2.6032	285065860	93.1982
Total	5855	100.0000	30587044	100.0000

Shareholding pattern as on March 31, 2023:

Sr. No.	Category of Shareholder	No. of Shareholders	Total no. of Shares	Total Shareholding as a percentage of total no. of Shares
(A)	Shareholding of Promoter and Promoter Group(A)	11	2,13,92,090	69.9384

(B) Public Shareholding				
(1)	Institutions	0	0	0
(a)	Mutual Funds	0	0	0
(b)	Venture Capital Funds	0	0	0
(c)	Alternate Investment Funds	0	0	0
(d)	Foreign Venture Capital Investors	0	0	0
(e)	Foreign Portfolio Investor	0	0	0
(f)	Financial Institutions/ Banks	0	0	0
(g)	Insurance Companies	0	0	0
(h)	Provident Funds / Pension Funds	0	0	0
	Sub Total (B) (1)	0	0	0
(2)	Central Government/ State Government(s)/ President of India	0	0	0
	Sub Total (B) (2)	0	0	0
(3)	Non-Institutions			
(a)	Individuals			
	i. Individual shareholders holding nominal share capital upto Rs. 2 Lakhs	4,635	23,54,154	7.6966
	ii. Individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs	61	50,59,355	16.5408
(b)	NBFC's registered with RBI	0	0	0
(c)	Employee Trusts			
(d)	Overseas depositories (holding DRs)			
(e)	Any other			
	i. Bodies Corporate	24	10,17,240	3.3257
	ii. Clearing Members	8	98,631	0.3225
	iii. HUF	61	6,12,462	2.0024
	iv. Non-Resident Indian (NRI)	36	53,112	0.1736
	Sub Total (B) (3)	4825	91,94,954	30.0616
	Total Public Shareholding (B) = (B)(1) + (B)(2)+(B)(3)	4825	91,94,954	30.0616
	Total (A) + (B)			
(C) Non Promoter - Non Public				
(1)	Shares Underlying DRs	0	0	0
(2)	Shares Held By Employee Trust	0	0	0
	Grand Total (A)+(B)+(C)	4836	3,05,87,044	100

Dematerialization of Shares and Liquidity

The Securities and Exchange Board of India (SEBI), through a notification have made it compulsory that delivery in the Company's shares against Stock Exchange trades became compulsory in Demat format. As on March 31, 2023, 3,05,19,634 equity shares are in dematerialized form and 67,410 are in physical form.

Outstanding GDRs / ADRs / Warrants or Conversion instruments, Conversion date and like impact on equity:

During the year the company has raised funds through issuance of 1,00,00,000 (One Crore) Convertible Warrants Convertible Into Equity Shares to Promoters Of The Company And Specified Persons On Preferential Basis with an option to convert the same into equity shares at a price of Rs.15 /- (Rupees Fifteen only), including premium of Rs. 5 /- (Rupees Five only) per share on face value of Rs.10/- per share, within a period of 18 months from the date of allotment of warrants i.e. 12th December 2022 as per terms and conditions approved in Extra Ordinary General Meeting held on 28th November 2022. The Company had also received in-principle approval from the National Stock Exchange on November 22, 2022

Address for correspondence:

B -1101, Express Zone, W.E. Highway, Diagonally Opp. To Oberoi Mall, Malad (East), Mumbai- 400097

OTHER DISCLOSURES:

Disclosures on materially significant related party transactions that may have potential conflict with the interests of listed entity at large:

Nil.

Details of non-compliance by the listed entity, penalties and strictures imposed on the listed entity by stock exchange(s) or the board or any statutory authority, on any matter related to capital markets, during the last three years:

Nil.

During the financial year 2022-23, the total fees for all services paid by the Company, on consolidated basis, to statutory auditor and all entities in the network firm/network entity of statutory auditor was Rs. 5.05 Lakhs. The Bifurcation of the same is mentioned below:

	For the year ended March 31, 2023	For the year ended March 31, 2022
a. Audit	350000	350000
b. Certification Work	155000	60000
Total	505000	410000

Details of establishment of vigil mechanism whistle blower policy and affirmation that no personnel have been denied access to the audit committee:

The Company has established a Vigil Mechanism, which includes a Whistle Blower Policy, for its Directors and Employees, to provide a framework to facilitate responsible and secure reporting of concerns of unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct & Ethics. The details of establishment of Vigil Mechanism / Whistle Blower Policy are posted on the website of the Company and the weblink to the same is <http://www.sumitwoods.com/investors.php> No Director / employee has been denied access to the Audit Committee.

Details of compliance with mandatory requirements and adoption of the non- mandatory requirements:

The Company constantly ensures compliance with all the mandatory requirements of the Listing Regulations. The status of compliances with the non-mandatory requirements specified in Part E of Schedule II have been included in this Report.

Web link where policy for determining material subsidiaries is disclosed: <http://www.sumitwoods.com/investors.php>

Web link where policy on dealing with related party transactions is disclosed: <http://www.sumitwoods.com/investors.php>

Disclosure of commodity price risks and commodity hedging activities: Nil

AFFIRMATION AND DISCLOSURE

All the Directors and members of the Management Committee have affirmed their compliance with the Code of Conduct as on 31st March, 2023 and a declaration to that effect, signed by the MD, is attached and forms part of this Integrated Annual Report.

The Members of the Management Committee have made disclosure to the Board of Directors relating to transactions with potential conflict of interest with the Company. There were no material, financial or commercial transaction, between the Company and Members of the Management Committee that may have a potential conflict with the interest of the Company at large.

All details relating to financial and commercial transactions where Directors may have a pecuniary interest are provided to the Board and the interested Directors neither participate in the discussion nor vote on such matters. The Company has complied with the requirements specified in Regulations 17 to 27 and Clauses (b) to (i) of the Regulation 46(2) of the Listing Regulations.

During the year the company has raised funds through issuance of 1,00,00,000 (One Crore) Convertible Warrants Convertible Into Equity Shares to Promoters Of The Company And Specified Persons On Preferential Basis with an option to convert the same into equity shares at a price of Rs.15 /- (Rupees Fifteen only), including premium of Rs. 5 /- (Rupees Five only) per share on face value of Rs.10/- per share, within a period of 18 months from the date of allotment of warrants i.e. 12th December 2022 as per terms and conditions approved in Extra Ordinary General Meeting held on 28th November 2022.

The proceeds of the preferential issue fully utilized to meet the funding requirements for the growth in the business of the Company, repayment of debts, working capital requirements and/or for general corporate purposes.

**DISCRETIONARY REQUIREMENTS AS SPECIFIED IN PART E OF
SCHEDULE II OF THE LISTING REGULATIONS:**

A. The Board:

The Company has a Non-Executive Chairman. No separate office is provided to the Chairman. The Non-Executive Chairman is provided secretarial and other assistance whenever needed to enable him to discharge his responsibilities effectively.

B. Shareholder Rights:

The Company's financial results are furnished to the Stock Exchanges and are also published in the newspapers and on the website of the Company and therefore results were not separately sent to the Members. The financial results of the Company are displayed on the website of the Company i.e. www.sumitwoods.com.

C. Modified opinion(s) in audit report:

The financial statements of the Company do not contain any modified opinion.

D. Separate posts of chairperson and Managing Director

Mr. Vineshkumar Singhal, Non- Executive Independent Director, is the Chairman of the Board and Mr. Mitaram Jangid is the Managing Director of the Company.

E. Reporting of internal auditor

The Internal Auditor reports to the Audit Committee.

The disclosures of the compliance with corporate governance requirements specified in regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of regulation 46:

The Company has complied with the corporate governance requirements specified in Regulations 17 to 27 and clauses (b) to (i) of sub - regulation (2) of Regulation 46.

By Order of the Board of Directors

for Sumit Woods Limited

Sd/-

Bhushan Nemlekar

Whole time Director & Chief Financial Officer

DIN: 00043824

Place: Mumbai

Date: September 01, 2023

**DISCLOSURE IN COMPLIANCE WITH PART F OF SCHEDULE V OF THE SEBI
(LISTING OBLIGATIONS & DISCLOSURE REQUIREMENTS)
REGULATIONS, 2015 FOR THE YEAR 2022-23**

1. Aggregate no. of shareholders and the outstanding shares lying in the Unclaimed Suspense Account at the beginning of the year:

Nil

2. No. of shareholders who approached the issuer for transfer of shares from the Suspense Account during the year:

Nil

3. No. of shareholders to whom shares were transferred from Suspense account during the year:

Nil

4. Aggregate no. of shareholders and the outstanding shares lying in the Suspense Account at the end of the year:

Nil

By Order of the Board of Directors

for **Sumit Woods Limited**

Sd/-

Bhushan Nemlekar

Whole time Director & Chief Financial Officer

DIN: 00043824

Place: Mumbai

Date: September 01, 2023

**DECLARATION BY THE CEO/ MANAGING DIRECTOR UNDER SCHEDULE V (D) OF THE SEBI
(LISTING OBLIGATIONS & DISCLOSURE REQUIREMENTS)
REGULATIONS, 2015 REGARDING ADHERENCE TO THE CODE OF CONDUCT:**

To the best of my knowledge and belief, this is to affirm and declare, on behalf of the Board of Directors of the Company and senior management personnel, that:

- a. The Board of Directors has laid down a Code of Conduct, Ethics and Business Principles for all Board Members and Senior Management of the Company [“the Code of Conduct”];
- b. The Code of Conduct has been posted on the website of the Company;
- c. All the Board Members and Senior Management Personnel have affirmed their compliance and adherence with the provisions of the Code of Conduct for the financial year ended March 31, 2023.

for Sumit Woods Limited

Sd/-

Mitaram Jangid

Managing Director

DIN: 00043757

Place: Mumbai

Date: September 01, 2023

**COMPLIANCE CERTIFICATE PURSUANT TO REGULATION 17(8) OF THE SEBI
(LISTING OBLIGATIONS & DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:**

To,
The Board of Directors,
Sumit Woods Limited

We, undersigned in our capacity as the Managing Director and Chief Financial Officer of Sumit Woods Limited (“the Company”), to the best of our knowledge and belief, certify that:

- a) We have reviewed the financial statements and the cash flow statement for the year ended 31st March, 2023 and based on our knowledge and belief:
 - i. these statements do not contain any materially untrue statements or omit any material fact or contain statements that might be misleading;
 - ii. these statements together present a true and fair view of the Company’s affair and are in compliance with the existing Accounting Standards, applicable Laws and Regulations.
- b) We further state that to the best of our knowledge and belief, there are no transactions entered into by the Company during the year which are fraudulent, illegal or violative of Company’s Code of Conduct.
- c) We are responsible for establishing and maintaining internal controls for financial reporting and we have evaluated the effectiveness of the Internal Control Systems of the Company pertaining to financial reporting and we have not come across any reportable deficiencies in the design or operation of such internal controls.
- d) We have indicated to the Auditors and Audit Committee:
 - i. significant changes, if any, in the internal control over financial reporting during theyear;
 - ii. significant changes, if any, in the accounting policies made during the year and that the same have been disclosed in the notes to the financial statements; and
 - iii. instances of significant fraud of which we have become aware and involvement therein, if any, of the management or an employee having a significant role in the Company’s internal control system over financial reporting.

for **Sumit Woods Limited**

Sd/-
Mitaram Jangid
Managing Director
DIN: 00043757

Sd/-
Bhushan Nemlekar
Whole time Director & Chief Financial Officer

Place: Mumbai
Date: September 01, 2023

CERTIFICATE OF NON – DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015

To,
M/S. Sumit Woods Limited,
B-Wing, Office No-1101, Opp. Reliance Office,
Express Zone, W.E.Highway, Malad-East
Mumbai 400097

We have examined the relevant register, records, forms, return and disclosures received from the Directors of '**SUMIT WOODS LIMITED**' having CIN: L36101MH1997PLC152192 and having registered office B-Wing, Office No-1101, Opp. Reliance Office, Express Zone, W.E. Highway, Malad - East - 400097 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this certificate in accordance with Regulation 34(3) read with Schedule V Para- C sub clause 10(i) of the Securities and Exchange Board of India (Listing obligation & Disclosure Requirements) Regulation, 2015.

In our opinion and to the best of our information and according to the verification (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as consider necessary and explanation furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the financial year ending on 31st March 2023 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry Corporate Affairs.

Sr. No.	Name of Director	DIN	Date of Appointment
1.	Mr. Mitaram Ramlal Jangid	00043757	11/12/2002
2.	Mr. Subodh Ramakant Nemlekar	00043795	09/01/1997
3.	Mr. Bhushan Subodh Nemlekar	00043824	11/12/2002
4.	Mrs. Pooja Nikhil Chogle	08105139	26/04/2018
5.	Mr. Vineshkumar Singhal	08956526	11/11/2020
6.	Mrs. Pooja Tarunkumar Parekh	07450507	09/04/2021

For M/S. SCP & CO.
Practicing Company Secretaries

Swapnil Pande
M. No A44893 C.P. No 21962
Peer Review Certificate: 1958/2022

Place: Mumbai
Date: 01-09-2023
UDIN: A044893E000881245

**INDEPENDENT AUDITOR'S CERTIFICATE ON COMPLIANCE WITH THE CORPORATE GOVERNANCE
REQUIREMENTS UNDER SEBI
(LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

**To,
The Members,
M/s. SUMIT WOODS LIMITED**

We have examined the compliance of conditions of Corporate Governance by M/s Sumit Woods Limited (“the company”) for the year ended 31st March 2023, as specified in Regulation 17 to 27, 46(2)(b) to (i) and Para C, D and E of Schedule V of Chapter IV of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015.

The Compliance of conditions of Corporate Governance is the responsibility of the management. Our examinations have been limited to a review of the procedure and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of the opinion on the financial statements of the company.

In our opinion and to the best of our information and according to the explanations given to us and based on the representations made by the Directors and the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned Listing Regulations for the year ended 31st March 2023.

We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**For M/S. SCP & CO.
Practicing Company Secretaries**

**Swapnil Pande
M. No A44893 C.P. No 21962
Peer Review Certificate: 1958/2022**

**Place: Mumbai
Date: 01-09-2023
UDIN: A044893E000881289**

MANAGEMENT'S DISCUSSION & ANALYSIS

The following management's discussion and analysis ("MD&A") is intended to assist readers in understanding Sumit Woods Limited (the "Company" or "Sumit Group"), its business environment, strategies, performance, and outlook and the risks applicable to Sumit Group. It should be read in conjunction with our consolidated financial statements and accompanying notes (the "financial statements") for the year ended March 31, 2023.

INDIAN ECONOMY

The real estate market in India is expected to increase to Rs.65,000 crore (US\$ 9.30 billion) by 2040, up from Rs.12,000 crore (US\$ 1.72 billion) in 2019. The Indian real estate sector is predicted to be worth \$1 trillion by 2030, up from \$200 billion in 2021, and to contribute 13% of the country's GDP by 2025. Retail, hotel, and commercial real estate are also expanding rapidly, supplying much-needed infrastructure for India's expanding requirements. According to Savills India, data centre real estate demand is estimated to rise by 15-18 million square feet by 2025.

Durga Shanker Mishra, Secretary of the Union Housing and Urban Affairs Ministry, further stated that the National Urban Digital Mission has taken initiatives to link almost 2,535 cities throughout India to increase connectivity.

Currently making up 7% of the GDP, the real estate industry is predicted to increase that to 10% by 2025. The industry in India is expected to be worth USD 1 trillion in the next years as the country strives for a USD 5 trillion economy, he said during an interactive session with the Bharat Chamber of Commerce. He added that one lakh homes were built in metropolitan areas last year to provide rental housing for underprivileged street sellers and migratory workers.

Mumbai, the country's entertainment, fashion, commercial and financial centre, contributed to 6% of India's GDP. With a population of 20 million in the metropolitan cluster, the demand to buy real estate, particularly in the low- and middle-income segments, is expected to grow. The real estate sector is at a turning point and may experience disproportionate growth compared to expectations.

According to ANAROCK Property Consultants, Mumbai and Pune led the pack in terms of driving house sales in the first quarter of 2021, accounting for 53% of total sales in the top seven Indian cities.

INDIAN REAL ESTATE INDUSTRY OVERVIEW

The Indian real estate industry remains a vital pillar of the country's economic landscape, characterized by its contribution to GDP, employment generation, and urban development. Over the past year, the industry has continued to evolve in response to changing market dynamics, government initiatives, and global trends.

The Real Estate Industry In India is estimated at USD 265.18 billion in 2023, and is expected to reach USD 828.75 billion by 2028, growing at a CAGR of 25.60% during the forecast period (2023-2028).

The country's real estate market was affected by the COVID-19 pandemic. In addition, the residential sector was the worst hit as strict lockdown measures across major cities in India impacted housing sales as home registrations were suspended and home loan disbursement was slow. However, the

sector recovered due to an increase in house sales, new project launches, and increasing demand for new office and commercial spaces, etc.

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 accommodation. The construction industry ranks third among the 14 major sectors in terms of direct, indirect, and induced effects in all sectors of the economy.

In India, the real estate sector is the second-highest employment generator, after the agriculture sector. 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 favored property investment destination for NRIs, followed by Ahmedabad, Pune, Chennai, Goa, Delhi, and Dehradun. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

In the past three to four years, Indian Real Estate has witnessed various change agents including demonetization, implementation of RERA, GST, liquidity crisis, etc, which have cleaned up the sector, brought transparency and have started the process for consolidation of the sector towards the branded developers.

MUMBAI REAL ESTATE

India's real estate sector in general and the housing segment in particular, has shown quick recovery from the Covid-induced crisis. There are some critical differences between the global housing market boom and the recovery in the housing market in India. Globally the housing boom has been accompanied by a sharp rise in housing prices, resulting in fears of a housing bubble. However in India, the housing sales surge has not been accompanied by a material rise in prices, leading to a more sustainable recovery.

India's financial capital, Mumbai is witnessing a boom real estate market amidst some challenges. Interest rates are going up consistently and now the budget has capped capital gains from sales at Rs 10 crore, probably restricting the desire for over Rs 10 crore properties. The latest Knight Frank report shows that property registrations in February were 11 percent lower than the year ago, February 2022.

STATE OF COMPANY'S FINANCIAL AFFAIR

Consolidated Financials

During the year under review, your Company's consolidated total revenue stood at Rs.10,290.06 lakhs as compared to Rs. 6,686.16 lakhs for the previous year, representing an increase of 53.90%; Profit before tax stood at Rs.915.40 lakhs for the year under review as compared to Loss before tax Rs. -366.00 lakhs for the previous year which is recovery of loss by 3.5 times; and the total comprehensive income stood at Rs. 673.86 lakhs as compared to loss of Rs. – 503.38 lakhs for the previous year which is recovery of loss by 2.33 times.

Standalone Financials

During the year under review, the total revenue stood at Rs. 3,524.51 lakhs as compared to Rs. 2,177.76 lakhs for the previous year representing an increase of 61.84%; Profit before tax stood at Rs. 261.60

lakhs for the year under review as compared to Loss before tax Rs.- 90.15 lakhs for the previous year which is recovery of loss by 3.90 times; and the total comprehensive income stood Rs 237.81 lakhs for the year under review as compared to Rs -101.81 lakhs previous year which is recovery of loss by 3.34 times

Opportunities

As India awaits policy reforms to pick up speed, your Company firmly believes that the demand for Real Estate in a country like India should remain strong in the medium to long term. Your Company's well accepted brand, contemporary architecture, well designed projects in strategic locations for customers and shareholders. Your Company is ideally placed to further strengthen its development potential by acquiring new land parcels.

Challenges

While the management of your Company is confident of creating and utilizing the opportunities, it also finds the following challenges:

Unanticipated delays in project approvals; Policy alterations
Increased cost of manpower and Technology;
Rising cost of construction, Marketing activities;
Growth in auxiliary infrastructure facilities; and
Over regulated environment.
Steep increase in interest rates in general and mortgage rates in particular

COMPANY STRENGTHS

Our Company has been in the real estate business for nearly four decades. Your Company continues to capitalize on the market opportunities by leveraging its key strengths. These include:

Brand Reputation: Enjoys higher recall and influences the buying decision of the customer given our hold on market being more than three decades. Strong customer satisfaction further results in higher premium realizations.

Execution: Possesses a successful track record of quality execution of projects within a reasonable time frame since commencement of any project with contemporary and modern architecture which fulfils the requirement of micro market and potential buyers.

Strong cash flows: Has built a business model that ensures continuous cash flows from their investment and development properties ensuring a steady cash flow even during the adverse business cycles as 90% of our inventory is sold/allotted before the completion of projects.

Significant leveraging opportunity: Follows conservative debt practice coupled with enough cash balance which provides a significant leveraging opportunity for further expansions.

Outsourcing: Operates an outsourcing model of appointing renowned engineers/architects / contractors & professionals that allows scalability and emphasizes contemporary design and quality construction – a key factor of success.

Transparency: As your company's motto states "Creating Value, Building Trusts" which reflects our strong culture of corporate governance and ensures transparency and high levels of business ethics.

Highly qualified execution team: Employs experienced, capable and highly qualified design and project management teams who oversee and execute all aspects of project development.

Strong Financing: Your Company have had a good relations with various NBFCs and Bankers for funding of projects in the near past and the company is able to maintain the same status given the current industry scenario.

Focus Points on future growth:

Focus is on middle, upper middle class group and aspirational class in alignment with the government's aspect to provide housing for all;

Focusing more on project acquisition through joint ventures and development management model with view to achieve asset light model;

Focusing on timely completion of project by adopting new technologies in the field of constructions; and

Your company focuses on various opportunities in Mumbai and Goa in the field of Re- development and development which will ensure robust growth in revenue and profitability of company.

RISKS AND CONCERNS

Market price fluctuation

The performance of your Company may be affected by the sales and rental realisations of its projects. These prices are driven by prevailing market conditions, the nature and location of the projects, and other factors such as brand and reputation and the design of the projects. Your Company follows a prudent business model and tries to ensure steady cash flow even during adverse pricing scenario.

Sales volume

The volume of bookings depends on the ability to design projects that will meet customer preferences, getting various approvals in time, general market factors, project launch and customer trust in entering into sale agreements well in advance of receiving possession of the projects. Your Company sells its projects in phases from the time it launches the project, based on the type and scale of the project and depending on market conditions.

Land / Development rights – costs and availability

The cost of land forms a substantial part of the project cost, particularly in Mumbai. It includes amounts paid for freehold rights, leasehold rights, fungible FSI, construction cost of area given to landlords in consideration for development rights, registration and stamp duty. Your Company acquires land / land development rights from the government and private parties. It ensures that the consideration paid for the land is as per the prevailing market conditions, reasonable and market timed. Your Company also enters into MOUs and makes advances for the land / land development rights prior to entering into

definitive agreements. The ensuing negotiations may result in either a transaction for the acquisition of the land / land development rights or the Company getting a refund of the moneys advanced. The Company also join JVS for project developments.

Financing costs

The acquisition of land and development rights needs substantial capital outflow. Inadequate funding resources and high interest costs may impact regular business and operations. Your Company has always tried to build sufficient reserves resulting out of operating cash flows to take advantage of any land acquisition or development opportunity.

CAUTIONARY STATEMENT

This management discussion and analysis contain forward looking statements that reflects your Company's current views with respect to future events and financial performance. The actual results may differ materially from those anticipated in the forward looking statements as a result of many factors.



SUMIT GURUKRISHNA Nestled In The Epicentre Of Vile Parle, Sumit Gurukrishna Is An Exclusive Address. A Treasure Trove Of Art, Culture And Business. Vile Parle Is Home To Prestigious Education Institutes, Culinary Delights And Business Hubs. Sumit Gurukrishna Has Been Created With Meticulous Planning And Unmatched Lifestyle Amenities It Offers Seamless Connectivity With Sheer Convenience. An Ideal & Wholesome Life Awaits You.

**LUXURIOUS LIFESTYLE
2 & 3 BHK HOMES**



Location: **VILE PARLE(E)**
MahaRERA No.
P51800050062



SUMIT
GURUKRISHNA





ARCENCIEL* Stands For "Arc Of Colours" Or A Rainbow, Whenever Spotted, Leave Us With A Sense Of Innate Happiness And Attainment.

Similarly, ARCENCIEL Consists Of Differently Coloured Areas Comprising Of Lifestyle Amenities Which Will Not Only Make Your Abode More Comfortable, But Will Also Colour Your Life At An Epic Location.

**EXCLUSIVE 2 BHK
HOMES**



Location: **MULUND(W)**
MahaRERA No.
P51800021946

ARCENCIEL
Near Sarvodaya Nager, Jain Temple
Mulund West

SUMIT
GROUP
Creating Value. Building Trust.
BUILDERS & DEVELOPERS

FINANCIAL STATEMENT

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF SUMIT WOODS LIMITED

Report on the Audit of the Standalone Financial Statements Opinion

We have audited the accompanying standalone financial statements of **SUMIT WOODS LIMITED** (the "Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows ended on that date, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

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 Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("IndAS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, the Profit and total comprehensive income, changes in equity 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 ("SA" s) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditors Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("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.

Other Information

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report but does not include the standalone financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report. 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 in the audit or otherwise appears to be materially misstated. When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibilities 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, including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS 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 standalone financial statements 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.

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

Auditor's Responsibilities 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 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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 including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows 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 Ind AS specified under Section 133 of the Act.
- e) On the basis of the written representations received from the director's on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer 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 year 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:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements.
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts;
 - iii. There has been no delay in transfer ring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company and its subsidiary companies incorporated in India.
 - iv.
 - a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 42 to the standalone financial statement, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any persons or entities, including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
 - b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 42 to the standalone financial statement, no funds have been received by the Company from any persons or entities including foreign entities ('the Funding

Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

- V Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 requires all companies which use accounting software for maintaining their books of account, to use such an accounting software which has a feature of audit trail, with effect from the financial year beginning on 1 April, 2023 and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 (as amended) is not applicable for the current financial year.
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.

**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 to the Members of SUMIT WOODS LIMITED 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 **SUMIT WOODS LIMITED** (the “Company”) as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “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 respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the account in 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 based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company’s internal financial control over financial reporting is a process designed to provide reasonable

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, 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, 2023, based on the internal financial 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 ICAI.

For S S R V & Associates

(Chartered Accountants)

Firm No.: 135901w

Vishnu Kant Kabra

(Partner)

M. No.: 403437

Place.: Mumbai

Date.: 29/04/2023

UDIN.: 23403437BGWDMZ3542

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of SUMIT WOODS LIMITED of even date)

- i. In respect of the Company's tangible & intangible assets:
- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of tangible & intangible assets.
 - (b) The Company has a program of verification to cover all the items of tangible & intangible assets in a phased manner which in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain tangible & intangible assets were physically verified by the management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
 - (c) According to the information and explanations given to us, the records examined by us and based on the examination of the conveyance deeds / registered sale deed provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at the balance sheet date. In respect of immovable properties of land and building that have been taken on lease and disclosed as tangible & intangible assets in the standalone financial statements, the lease agreements are in the name of the Company.
 - (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its property, plant and equipment or intangible assets or both during the year.
 - (e) According to information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and Rules made thereunder.
- ii.
- (a) The Company is a Construction company. Accordingly, the Management has conducted Physical Verification of Inventory at Reasonable interval during the year and no Material discrepancies between physical inventory and book records were notice on physical verification and the valuation of closing stock has been certified by the management and we have relied on the same. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of 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 been sanctioned construction finance in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. In our opinion, the quarterly returns or statements filed by the Company with such banks or financial institutions are in agreement with the books of account of the Company.

iii.

- (a) According to the information explanation provided to us, the Company has provided loans or provided advances in the nature of loans, or given guarantee, or provided security to any other entity.

To Whom	the aggregate amount during the year	balance outstanding at the balance sheet date
To subsidiaries, joint ventures and associates	552.02 Lakhs	1325.70 Lakhs
Parties other than subsidiaries, joint ventures and associates	0.06 Lakhs	55.52 Lakhs

Guarantees Given

- During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 500 Lakhs.
 - During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 900 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 900 Lakhs.
 - During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bharat Co-operative Bank (Mumbai) Ltd for Sun Sumit Venture's loan of ₹ 1000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 274.67 Lakhs.
 - During the F.Y. 2020-21 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 200 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 105.56 Lakhs.
 - During the F.Y. 2019-20 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 4500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 29.29 Lakhs.
 - During the F.Y. 2021-22 Company have entered into loan agreement as co- borrower with Capri Global capital Limited for Sumit Matunga Builders Private Limited's loan of ₹ 4000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 2141.56 Lakhs.
- (b) According to the information and explanation given to us, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;
- (c) In case of the loans and advances in the nature of loan, schedule of repayment of principal and payment of interest have been stipulated and the borrowers have been regular in the payment of the principal and interest except for the loans which are repayable on demand basis.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days in respect of loans given.

- (e) According to the information and explanation given to us, in respect of any loan or advance in the nature of loan granted which has fallen due during the year, none has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties;
- (f) The company has granted loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment, required details in respect thereof are as below:

Particulars	Promoters	Related Parties	Other Parties
Aggregate of loans/advances Repayable on demand or Agreement does not specify any terms or period of Repayment outstanding	NIL	1381.22 Lakhs	NIL
Total Loan/advances given outstanding		1381.22 Lakhs	
Percentage of loans/advances in nature of loan to the total loans	0%	100.00%	0%

- iv. According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of investments made and loans, guarantees and security given by the Company, in our opinion the provisions of Section 185 and 186 of the Companies Act, 2013 (“the Act”) have been complied with.
- v. the company has not accepted deposits during the year and does not have any unclaimed deposits as at March 31, 2023 and therefore, the provisions of the clause 3 (v) of the Order are not applicable to the Company.
- vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013 for the business activities carried out by the Company. Thus reporting under clause 3(vi) of the order is not applicable to the Company.
- vii. According to the information and explanations given to us, in respect of statutory dues:
- (a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees’ State Insurance, Income Tax, Goods and Service Tax, Customs Duty, Cess and other material statutory dues applicable to it with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues which have not been deposited on account of any dispute are as follows:

Name of the statute	Nature of dues	Outstanding Demands	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	Rs. 61,11,140	A.Y. 2017-18	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	Rs. 51,37,690	A.Y. 2018-19-	Commissioner of Income Tax (Appeals)
Finance Act, 1994 (service tax provisions)	Service Tax Demand	Rs. 1,14,23,368	Oct-16 to June 2017	Commissioners of CGST & Central Excise
GOA VAT Act	VAT Demand	Rs. 3,47,246	Apr-17 to Jun 17	Commercial Tax officer

viii. 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 surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

ix.

- a) According to the information and explanations given to us and based on examination of the records of the Company, the Company has not defaulted in repayment of loans or borrowing or in the payment of interest thereon to any financial institution or bank. The Company did not have any loans or borrowings from government during the year.
- 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 declared a wilful defaulter by any bank or financial institution or government or government authority.
- c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
- d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that 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 as defined under the Act.
- f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).

x.

- (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause 3 (x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given by the management, the company has made preferential allotment during the year. The company has issued 1,00,00,000

Share Warrants, convertible into equity shares, to the promoters and specified person on preferential basis at a price of Rs. 15/- per warrant by passing special resolution in EGM held on 28.11.2022. Company has received 25% amount for the warrants issued. Upon exercise of the option of conversion of the warrants into Equity shares by the warrant holder, the price equivalent to 75% of the issue price per warrant shall be payable on exercising the right of conversion of warrants.

In our opinion and according to the information and explanations given to us, the company has complied with the provisions of Sections 42 of the companies Act 2013 in respect of preferential allotment of shares. Details of Preferential Allotment are given below:

Name	Category	Class of instrument	No. of warrants	Amount Received (Rs.)
Mitaram Jangid	Promoter	Equity Shares warrants	25,00,000	93,75,000
Bhushan Nemlekar			25,00,000	93,75,000
Shankar Sharma	Non-promoter Group		35,00,000	1,31,25,000
Diya Shah			7,00,000	26,25,000
Aman Shah			8,00,000	30,00,000
Total			1,00,00,000	3,75,00,000

xi.

- To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company by its officers or employees has been noticed or reported during the year.
- According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii. The Company is not a Nidhi Company and hence reporting under clause 3 (xii) of the Order is not applicable to the Company.

xiii. In our opinion and according to the information and explanations given to us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable Indian accounting standards.

xiv.

- Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- We have considered the internal audit reports of the Company issued till date for the period under audit.

xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected to its directors and 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. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.

xvii. According to the information and explanation given to us, the company has not incurred any cash losses in financial year and immediately preceding financial year.

xviii. As audit tenure here has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

xix. In our opinion and according to information and explanation given to us, the company can meet the liability which are exist as at the balance sheet date when such liabilities are due in the future.

xx. According to the Information and explanation given to us, the company has not under obligation of corporate social responsibility, so there is no amount which remain unspent and need to transfer under special accounts in accordance with section 135 of the companies Act, 2013. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

xxi. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For S S R V & Associates

(Chartered Accountants)

Firm No.: 135901w

Vishnu Kant Kabra

(Partner)

M. No.: 403437

Place.: Mumbai

Date.: 29/04/2023

UDIN.: 23403437BGWDMZ3542

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Standalone Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
Assets			
1 Non-current assets			
a. Property, plant and equipment	6	584.81	621.63
b. Intangible assets	7	2.35	2.55
c. Intangible assets under development	8	49.78	-
d. Investment in subsidiaries, associates, joint ventures & Partnership firm	9	3,220.63	3,095.14
e. Financial assets			
i. Other investments	10	0.25	0.25
ii. Non-current loans	11	-	458.79
iii. Other financial assets	12	919.05	245.85
f. Non-current tax assets (net)	13	148.43	45.97
g. Other non-current assets	14	397.96	20.06
Total non-current assets		5,323.25	4,490.25
2 Current assets			
a. Inventories	15	9,276.34	5,884.16
b. Financial Assets			
i. Trade receivables	16	1,250.03	686.58
ii. Cash and cash equivalents	17	474.28	426.78
iii. Bank balances other than (ii) above	17	4.27	0.22
iv. Other financial assets	12	1,582.43	897.35
c. Other current assets	14	141.93	83.10
Total current assets		12,729.28	7,978.19
Total assets		18,052.53	12,468.44
Equity and liabilities			
Equity			
a. Equity share capital	18	3,058.70	3,058.70
b. Other equity	19	2,818.00	2,205.19
Total Equity		5,876.70	5,263.89

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Standalone Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
Liabilities			
1 Non-current liabilities			
a. Financial liabilities			
i. Borrowings	20	7,589.54	4,974.59
b. Provisions	21	35.70	5.90
c. Deferred tax liability (net)	22	40.64	35.57
Total non-current liabilities		7,665.88	5,016.06
2 Current liabilities			
a. Financial liabilities			
i. Borrowings	20	2,128.61	831.81
ii. Trade payables	23	319.96	388.17
iii. Other financial liabilities	24	323.65	202.84
b. Provisions	21	18.27	8.92
c. Other current liabilities	25	1,719.46	756.75
Total current liabilities		4,509.95	2,188.49
Total liabilities		12,175.83	7,204.55
Total Equity and Liabilities		18,052.53	12,468.44

See accompanying notes to the financial statements

For SSRV And Associates
Chartered Accountants
Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra
Partner
M. No.: 403437
Place: Mumbai
Dated: 29/04/2023
UDIN : 23403437BGWDMZ3542

Mitaram R. Jangid
Managing Director
DIN : 00043757

Bhushan S. Nemlekar
CFO & Whole Time Director
DIN : 00043824

Pooja Shah
Company Secretary

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Standalone profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022	
I	Revenue from operations	26	3,430.34	2,143.56
II	Other Income	27	94.17	34.20
III	Total Income (I + II)		3,524.51	2,177.76
IV	Expenses			
	Purchases		838.92	717.70
	Changes in inventories	28	(3,392.18)	(2,251.30)
	Employee benefits expense	29	387.09	359.87
	Constructions & Development Expenses	30	4,262.11	2,834.26
	Finance costs	31	804.09	390.11
	Depreciation and amortisation expense	32	49.93	47.12
	Other expenses	33	312.95	170.15
	Total expenses (IV)		3,262.91	2,267.91
V	Profit/(Loss) before tax (III - IV)		261.60	(90.15)
VI	Tax expenses			
	Current tax	34	(13.67)	-
	Deferred tax	34	13.22	10.44
			(0.45)	10.44
VII	Profit/(Loss) for the year (V - VI)		262.05	(100.59)
VIII	Other comprehensive income			
	<u>Items that will not be reclassified to profit or loss</u>			
	- Remeasurements of the defined benefit plans (net of taxes)		(24.24)	(1.22)
IX	Total comprehensive (loss)/income for the year (VII + VIII)		237.81	(101.81)
	Earnings per equity share			
	(1) Basic (in ₹)	36	0.86	(0.33)
	(2) Diluted (in ₹)	36	0.79	(0.33)

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Standalone profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

See accompanying notes to the financial statements

For SSRV And Associates
Chartered Accountants
Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra
Partner
M. No.: 403437
Place: Mumbai
Dated: 29/04/2023
UDIN : 23403437BGWDMZ3542

Mitaram R. Jangid **Bhushan S. Nemlekar**
Managing Director CFO & Whole Time Director
DIN : 00043757 **DIN : 00043824**

Pooja Shah
Company Secretary

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Standalone Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	For the year ended March 31, 2023	For the year ended March 31, 2022
1 Cash flow from operating activities		
Profit / (Loss) Before tax	261.60	(90.15)
Adjustments for :		
Depreciation, amortisation and impairment	49.93	47.12
Finance costs	804.09	390.11
Unwinding of expenses for Security deposit as per Ind AS	47.60	-
Profit on sale of property, plant & equipment	(0.11)	(0.92)
Impact of Gratuity	(32.40)	(1.63)
Sundry Balances Written Off	8.57	0.80
Interest income	(79.40)	(29.09)
Operating profit before working capital changes	1,059.88	316.24
Adjustments for changes in :		
(Decrease)/Increase in Trade Payables	(68.21)	34.86
(Increase)/Decrease in Trade receivables	(563.45)	16.92
(Increase)/Decrease in Other assets	(651.23)	(318.63)
(Increase)/Decrease in Inventories	(3,392.18)	(2,251.30)
(Decrease)/Increase in Other Current Liabilities & Provisions	1,122.67	374.53
Cash generated from operations	(2,492.52)	(1,827.38)
Income tax paid	-	-
[A]	(2,492.52)	(1,827.38)
2 Cash flow from investing activities		
Payments for acquisition of Property, Plant & Equipments	(62.73)	(31.73)
Sale of Property, Plant & Equipments	0.15	1.13
Interest received	13.06	29.09
Fixed Deposits (Made) / Matured	(101.89)	(40.77)
Deposits for new Projects	(934.52)	20.01
Decrease/(increase) in non current loans and advances given [Net]	268.78	(458.79)
Investment (made)/ withdrawn from Subsidiary, Associates, firms & Joint ventures	(125.49)	508.98
[B]	(942.64)	27.92
3 Cash flow from financing activities		
Proceeds from/Repayments of borrowings [Net]	3,884.96	2,546.94
Finance Cost	(777.30)	(374.59)
Money received against Issue of Share warrants	375.00	-

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Standalone Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	For the year ended March 31, 2023	For the year ended March 31, 2022
[C]	3,482.66	2,172.35
Net cash Inflow / (outflow) [A+B+C]	47.50	372.88
Openings cash and cash equivalents	426.78	53.90
Closing cash and cash equivalents	474.28	426.78

See accompanying notes to the financial statements

For SSRV And Associates
Chartered Accountants
Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra
Partner
M. No.: 403437
Place: Mumbai
Dated: 29/04/2023
UDIN : 23403437BGWDMZ3542

Mitaram R. Jangid **Bhushan S. Nemlekar**
Managing Director CFO & Whole Time Director
DIN : 00043757 **DIN : 00043824**

Pooja Shah
Company Secretary

Sumit Woods Limited
Statement of changes in equity for the year ended March 31, 2023
 All amounts are ₹ in Lakhs unless otherwise stated

a. Equity share capital				
(i) Balance at March 31, 2023				
Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period
3,058.70	-	3,058.70	-	3,058.70
(ii) Balance at March 31, 2022				
Balance at the beginning of the previous reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the previous reporting period	Changes in equity share capital during the previous year	Balance at the end of the previous reporting period
3,058.70	-	3,058.70	-	3,058.70
b. Other equity				
(i) Balance at March 31, 2023				
Particulars	Reserves & surplus		Money received against share warrants	Total
	Securities premium reserve	Retained earnings		
Balance at the April 1, 2022	1,284.18	921.01	-	2,205.19
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the April 1, 2022	1,284.18	921.01	-	2,205.19
Addition on account of issue of shares	-	-	-	-
Share warrants issued during the year	-	-	375.00	375.00
Remeasurement of defined benefits plan	-	(24.24)	-	(24.24)
Profit/(Loss) attributable to owners of the Company	-	262.05	-	262.05
Balance at the March 31, 2023	1,284.18	1,158.82	375.00	2,818.00

Sumit Woods Limited
Statement of changes in equity for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

(ii) Balance at March 31, 2022	Particulars	Reserves & surplus		Total
		Securities premium reserve	Retained earnings	
Balance at the April 1, 2021		1,284.18	1,022.82	2,307.00
Changes in accounting policy or prior period errors		-	-	-
Restated balance at the April 1, 2021		1,284.18	1,022.82	2,307.00
Addition on account of issue of shares		-	-	-
Remeasurement of defined benefits plan		-	(1.22)	(1.22)
Profit/(Loss) attributable to owners of the Company		-	(100.59)	(100.59)
Balance at the March 31, 2022		1,284.18	921.01	2,205.19

c. Nature of reserves

i. Securities premium reserve

Securities premium reserve represents the premium received on issue of shares over and above the face value of equity shares. The reserve is available for utilisation in accordance with the provisions of the Companies Act, 2013.

ii. Retained earnings

Retained earnings represents the amount that can be distributed by the Company as dividends considering the requirements of the Companies Act, 2013.

iii. Money received against share warrants

Share warrants are nothing but the amount which would ultimately form part of the Shareholders' funds. Since shares are yet to be allotted against the same, these are not reflected as part of Share Capital but shown as a separate line-item –'Money received against share warrants.' The proceeds of the preferential issue fully utilized to meet the funding requirements for the growth in the business of the Company, repayment of debts, working capital requirements and/ or for general corporate purposes.

For SSRV And Associates

Chartered Accountants

Firm Registration No. 135901W

CA Vishnu Kant Kabra

Partner

M. No.: 403437

Place: Mumbai

Dated: 29/04/2023

UDIN : 23403437BGWDMZ3542

For and on behalf of the Board

Mitaram R. Jangid

Managing Director

DIN : 00043757

Pooja Shah

Company Secretary

Bhushan S. Nemlekar

CFO & Whole Time Director

DIN : 00043824

1. Background Information

Sumit Woods Limited (The Company) was originally incorporated as “Sumit Woods Private Limited” at Goa on January 09, 1997 under the provisions of the Companies Act, 1956 vide Certificate of Incorporation issued by the Registrar of Companies, Goa, Daman and Diu at Panaji, Goa. The Registered Office of the Company was thereafter shifted to Mumbai with effect from March 24, 2005. Subsequently, The Company was converted into a public limited company under the Companies Act and the name of the Company was changed to ‘Sumit Woods Limited’ pursuant to fresh certificate of incorporation consequent upon change of name on conversion to public limited company dated February 06, 2018 issued by the Registrar of Companies, Maharashtra, Mumbai.

The Company is primarily engaged in the business of real estate/ real estate development and incidental services.

The addresses of its registered office and principal place of business are disclosed in the introduction to the annual report for the principal activities of the Company.

The standalone financial statements of the Company as on March 31, 2023 were approved and authorised for issue by the Board of Directors on April 29, 2023.

2. Statement of Compliance with Ind AS

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.

3. Basis of Preparation of Financial Statements

The financial statements have been prepared on accrual basis under the historical cost convention except for certain financial instruments measured at fair value at the end of each reporting period as explained in accounting policies below.

The financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest lacs, unless otherwise indicated.

Current and Non-Current Classification:

An asset/liability is classified as current when it satisfies any of the following criteria:

- i. It is expected to be realized/ settled, or is intended for sale or consumption, in the companies normal operating cycle or
- ii. It is held primarily for the purpose of being traded or
- iii. It is expected to be realized/ due to be settled within 12 months after the reporting date or
- iv. It is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date or
- v. The Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

All other assets and liabilities are classified as non- current.

4. Use of estimates

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management of the Company to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities, disclosures including disclosures of contingent assets and contingent liabilities as at the date of financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in future periods which are affected.

Key sources of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of: fair valuation of unquoted equity investments, impairment of financial instruments, impairment of property, plant & equipment, useful lives of property, plant & equipment, provisions and contingent liabilities and long term retirement benefits.

5. Significant Accounting policies

5.1 Financial Instruments

Classification

Financial assets, other than equity instruments, are subsequently measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) on the basis of both:

- (a) The entity's business model for managing the financial assets, and
- (b) The contractual cash flow characteristics of the financial asset.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held.

The Company reclassifies debt investments when and only when its business model for managing those assets changes.

Measurement

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash

flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.
- **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

Equity instruments

The Company subsequently measures all equity investments at fair value except investment in subsidiary, joint venture and associate entities.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Derecognition of financial assets

A financial asset is derecognised only when

- The Company has transferred the rights to receive cash flows from the financial asset or
- The Company retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset

is derecognised.

Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised. Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

Financial Liabilities

All Financial liabilities are measured at amortised cost using effective interest method or fair value through profit and loss. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in Statement of Profit and Loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

5.2 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short term deposits, as defined above, as they are considered an integral part of the Company's cash management.

5.3 Property Plant and Equipment

Recognition and initial measurement

Property, plant and equipment are valued at cost of acquisition or construction less accumulated depreciation and impairment loss. The Company capitalises all costs relating to the acquisition, installation and construction of property, plant and equipment. Subsequent costs are included in the asset's carrying amount or recognised as separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives):

Depreciation is provided on the assets on their original costs up to their net residual value estimated at 5% of the original cost, prorata to the period of use on the written down value method, over their

estimated useful life. Assets individually costing upto Rs 5,000 are fully depreciated in the year of purchase.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition:

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

5.4 Intangible Assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Subsequent measurement (amortisation):

The cost of capitalized software is amortized over a period of 6 years from the date of its acquisition.

5.5 Capital work in progress and Capital advances

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed in Other Non-Financial Assets.

5.6 Revenue Recognition

Revenue from real estate development/ sale, maintenance services and project management services

Revenue is recognised on satisfaction of performance obligation upon transfer of control of promised products (residential or commercial completed units) or services to customers in an amount that reflects the consideration the Company expects to receive in exchange for those products or services.

The Company satisfies the performance obligation and recognises revenue over time, if one of the following criteria is met:

1. The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
2. The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Company's performance does not create an asset with an alternative use to the Company and an entity has an enforceable right to payment for performance completed to date.

For performance obligations where any one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

In case, revenue is recognised over the time, it is being recognised from the financial year in which the agreement to sell or any other binding documents containing salient terms of agreement to sell is executed. In respect of 'over the period of time', the revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred (input method) for the respective projects determining the degree of completion of the performance obligation.

The revenue recognition requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the contract cost is estimated to exceed total revenues from the contract, the loss is recognised immediately in the Statement of Profit and Loss. Revenue in excess of billing (unbilled revenue) are classified as contract asset while invoicing in excess of revenues (bill in advance) are classified as contract liabilities.

Rent

Rental Income is recognised on a time proportion basis as per the contractual obligations agreed with the respective tenant.

Interest

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend

Dividend income from investments is recognised when the Company's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably).

5.7 Cost of Revenue

Cost of Real estate projects Cost of project, includes cost of land (including cost of development rights/ land under agreements to purchase), liasoning costs, estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/ construction materials, which is charged to the statement of profit and loss based on the revenue recognised as explained in policy under revenue recognition, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

5.8 Borrowing cost

Borrowing costs directly attributable to the acquisition and/or construction of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended

use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

5.9 Investments in equity instruments of subsidiaries, limited liability Partnership, joint ventures and associates

Investments in equity instruments of subsidiaries, limited liability partnership, joint ventures and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'

5.10 Inventories:

Inventories comprise of Land and development rights, Construction materials, Work-in-progress, completed unsold flats/units. These are valued at lower of the cost and net realisable value.

Land and development rights	Land and development rights (including development cost) are valued at lower of cost and net realisable value. Costs include land acquisition cost and initial development cost.
Construction materials	Construction materials are valued at cost if the completed unsold flats/units in which they will be incorporated are expected to be sold at or above cost, else lower of cost and net realisable value. Cost is determined on a weighted average basis.
Work-in-progress (Land/ Real Estate under development)	Work-in-progress is valued at cost if the completed unsold flats/units are expected to be sold at or above cost otherwise at lower of cost and net realisable value. Cost includes direct expenditure relating to construction activity (including land cost) and indirect expenditure (including borrowing costs) during the construction period to the extent the expenditure is related to construction or is incidental thereto.
Completed unsold flats/units	Lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion (wherever applicable) and estimated costs necessary to make the sale.

5.11 Impairment of non - financial assets

The carrying amounts of the Company's property, plant & equipment and intangible assets are reviewed at each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amounts are estimated in order to determine the extent of impairment loss, if any. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. The impairment loss, if any, is recognised in the statement of profit and loss in the period in which impairment takes place.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, however subject to the increased carrying amount not exceeding the carrying amount that would have been determined (net of amortisation or depreciation)

had no impairment loss been recognised for the asset in prior accounting periods. A reversal of an impairment loss is recognised immediately in profit or loss.

5.12 Employee benefits

5.12.1 Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

5.12.2 Post-employment obligations

The Company operates the following post-employment schemes:

- (a) defined benefit plan such as gratuity; and
- (b) defined contribution plan such as provident fund.

Gratuity obligations:

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method.

The present value of the defined benefit obligation denominated in INR is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.

They are included in retained earnings in the statement of changes in equity and in the balance sheet.

Defined contribution plan

The Company pays provident fund contributions to publicly administered provident funds as per local regulations. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

5.13 Accounting for provisions, contingent liabilities and contingent assets

Provisions are recognised in the balance sheet when the Company has a present obligation (legal or

constructive) as a result of a past event, which is expected to result in an outflow of resources embodying economic benefits which can be reliably estimated. Each provision is based on the best estimate of the expenditure required to settle the present obligation at the balance sheet date. Where the time value of money is material, provisions are measured on a discounted basis. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

Constructive obligation is an obligation that derives from an entity's actions where:

- by an established pattern of past practice, published policies or a sufficiently specific current statement, the entity has indicated to other parties that it will accept certain responsibilities, and
- as a result, the entity has created a valid expectation on the part of those other parties that it will discharge those responsibilities

Contingent liabilities are not recognised in the financial statements. Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

5.14 Income tax

Income tax expense comprises both current and deferred tax.

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date where the Company operates and generates taxable income.

Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

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

Deferred tax assets and liabilities are not recognised for:

- temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences

and it is probable that they will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

Minimum Alternate Tax:

Company has opted for paying Income Tax u/s 115BAA of the Income Tax Act, 1961. The MAT provisions under Section 115JB shall not be applicable to the company that has exercised the option referred to under section 115BAA of the Income Tax Act, 1961.

5.15 Dividends on ordinary shares

The Company recognises a liability to make cash or non-cash distributions to equity holders of the parent when the distribution is authorised and the distribution is no longer at the discretion of the Company. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

Non-cash distributions are measured at the fair value of the assets to be distributed with fair value remeasurement recognised directly in equity. Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

5.16 Segment reporting

The Company is primarily engaged in the business of Real Estate including group companies. As such the Company's financial statements are largely reflective of the Real Estate Business and there is no separate reportable segment.

Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these financial statements, as the Company has only one geographical segment and no other separate reportable business segment.

5.17 Onerous contracts

Provisions for onerous contracts are recognised when the expected benefits to be derived by the Company from a contract are lower than the unavoidable costs of meeting the future obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Company recognises any impairment loss on the assets associated with that contract.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

6	Property, plant and equipment	Construction Equipment	Immovable Properties	Office Equipment	Vehicles	Plant & Machinery	Furniture & Fixture	Mobile Instruments	Computer, Laptop & Server	Total
	Description of assets									
	Deemed Cost									
	As at April 1, 2021	3.06	690.34	2.92	11.00	12.41	45.83	2.52	6.12	774.21
	Additions	-	-	0.38	9.30	-	8.42	3.21	8.12	29.43
	Disposals/ reclassifications	-	-	-	(4.14)	-	-	-	-	(4.14)
	As at March 31, 2022	3.06	690.34	3.30	16.16	12.41	54.25	5.72	14.24	799.50
	Additions	-	-	0.75	-	-	1.64	2.80	6.75	11.93
	Disposals/ reclassifications	-	-	-	-	-	-	(0.58)	-	(0.58)
	As at March 31, 2023	3.06	690.34	4.04	16.16	12.41	55.89	7.95	20.98	810.86
	Depreciation									
	As at April 1, 2021	1.32	93.95	0.69	6.19	5.74	24.56	1.17	1.97	135.60
	Depreciation expense for the year	0.31	28.36	0.74	3.12	1.24	6.36	1.99	4.10	46.21
	Eliminated on disposal of assets/ reclassifications	-	-	-	(3.93)	-	-	-	-	(3.93)
	As at March 31, 2022	1.63	122.31	1.43	5.37	6.98	30.93	3.16	6.07	177.88
	Depreciation expense for the period	0.29	27.01	1.02	3.31	1.00	5.79	2.79	7.51	48.71
	Eliminated on disposal of assets/ reclassifications	-	-	-	-	-	-	(0.54)	-	(0.54)
	As at March 31, 2023	1.92	149.32	2.45	8.68	7.98	36.71	5.41	13.58	226.05

Sumit Woods Limited										
Notes forming part of the Standalone financial statements										
All amounts are ₹ in Lakhs unless otherwise stated										
	As at March 31, 2023	1.14	541.02	1.59	7.48	4.43	19.18	2.53	7.40	584.81
	As at March 31, 2022	1.43	568.03	1.86	10.79	5.43	23.33	2.56	8.17	621.63
6.1	There are no impairment losses recognised during the year.									
6.2	No borrowing cost was capitalised during the current year and previous year.									
6.3	Assets pledged as security									
	Office building with a carrying amount of ₹ 520.71 Lakhs (as at March 31, 2022: ₹ 546.82 Lakhs) included in the block of Immovable properties have been pledged to secure borrowings of the Company. The Company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.									
	Maruti WagonR Motor car with a carrying amount of ₹ 3.45 Lakhs (as at March 31, 2022: ₹ 5.01) included in the block of Vehicles have been pledged to secure borrowings of the Company. The Company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.									
	Royal Enfield Motor Bike with a carrying amount of ₹ 1.55 Lakhs (as at March 31, 2022: ₹ 2.09) included in the block of Vehicles have been pledged to secure borrowings of the Company. The Company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.									
	Refer Note. 20 for more details regarding Property, plant and equipment pledged as security for borrowings.									
6.4	The Company does not hold 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.									
6.5	The Company has not revalued its property, plant and equipment as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.									
6.6	There are no capital work-in-progress during each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.									

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

7 Intangible assets

	Computer software	Total
Deemed Cost		
As at April 1, 2021	3.96	3.96
Additions	2.30	2.30
Disposals/ reclassifications	-	-
As at March 31, 2022	6.26	6.26
Additions	1.01	1.01
Disposals/ reclassifications	-	-
As at March 31, 2023	7.27	7.27
Accumulated amortisation and impairment		
As at April 1, 2021	2.80	2.80
Amortisation expenses	0.91	0.91
Eliminated on disposal of assets/ reclassifications	-	-
As at March 31, 2022	3.71	3.71
Amortisation expenses	1.22	1.22
Eliminated on disposal of assets/ reclassifications	-	-
As at March 31, 2023	4.93	4.93
As at March 31, 2023	2.35	2.35
As at March 31, 2022	2.55	2.55

7.1 The Company has not revalued its intangible assets as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

8 Intangible assets under development

	For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of the year	-	-
Additions	49.78	-
Deletions	-	-
Balance at the end of the year	49.78	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

8.1 Intangible assets under development ageing

As at March 31, 2023					
Amount in Intangible assets under development for a period of	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
Projects in progress	49.78	-	-	-	49.78
Projects temporarily suspended	-	-	-	-	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

9 Investment in subsidiaries, associates, joint ventures & Partnership firm	As at March 31, 2023		As at March 31, 2022	
	Quantity (Nos.)/ Holding (%)	Amount	Quantity (Nos.)/ Holding (%)	Amount
Unquoted Investments (all fully paid)				
Investment in subsidiaries				
Investments in equity instruments				
Mitasu Developers Private Limited				
Equity Shares of the face value of ₹ 10/- each fully paid-up	10,000	1.00	10,000	1.00
HomeSync Real Estate Advisory Private Limited (Formally known as 'Mitasu Infra Developers Private Limited')				
Equity Shares of the face value of ₹ 10/- each fully paid-up	9,999	1.00	9,999	1.00
Sumit Matunga Builder Private Limited (Formally known as 'Sumit Woods Goa Private Limited')				
Equity Shares of the face value of ₹ 10/- each fully paid-up	8,000	0.80	8,000	0.80
Sumit Hills Private Limited				
Equity Shares of the face value of ₹ 10/- each fully paid-up	7,250	0.73	7,250	0.73
Sumit Eminence Private Limited				
Equity Shares of the face value of ₹ 10/- each fully paid-up	9,999	1.00	-	-
Total investments in subsidiaries		4.53		3.53
Unquoted Investments (all fully paid)				
Investments in associates				
Sumit Realty Private Limited				
(Equity Shares of the face value of ₹ 10/- each fully paid-up)	17,500	1.75	17,500	1.75
Total investments in associates		1.75		1.75
Unquoted Investments (all fully paid)				
Investments in Joint venture				
Sumit Kundil Joint Venture	50%	442.48	50%	432.84
Sumit Chetna Ventures	67%	-	67%	-
Sumit Pramukh Ventures	60%	277.70	60%	268.15
Sun Sumit Ventures	25%	513.90	25%	453.15

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Snehashish Joint Venture	50%	-	50%	25.49
Sumit Snehashish Venture	30%	418.63	30%	549.63
Total investments in Joint venture		1,652.71		1,729.26
Unquoted Investments (all fully paid)				
Investments in Limited Liability Partnership firm				
Sumit Pragati Ventures LLP	50%		50%	
Fixed Capital		2.50		2.50
Current Capital		478.08		477.59
Milestone Construction & Developers LLP	50%		50%	
Fixed Capital		2.50		2.50
Current Capital		29.51		29.51
Sumit Garden Grove Construction LLP	12.5%		12.5%	
Fixed Capital		0.13		0.13
Current Capital		38.34		8.34
Sumit Pragati Shelters LLP	35%		35%	
Fixed Capital		1.75		1.75
Current Capital		310.51		150.49
Sumit Star Land Developers LLP	25%		25%	
Fixed Capital		0.13		0.13
Current Capital		698.21		687.68
Investments in Partnership firm		1,561.64		1,360.60
Total investments		3,220.63		3,095.14
Aggregate book value of quoted investments		-		-
Aggregate market value of quoted investments		-		-
Aggregate carrying value of unquoted investments		3,220.63		3,095.14
Aggregate amount of impairment in value of investments in subsidiaries		-		-

9.1 All the investments in equity shares of subsidiaries, associates and joint ventures are stated at cost as per Ind AS 27 'Separate Financial Statements'.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

10 Other investments	As at March 31, 2023		As at March 31, 2022	
	Qty.	Amount	Qty.	Amount
Unquoted Investments (all fully paid)				
Investment in equity instruments (at FVTPL)				
Saraswat Bank Shares	2,500	0.25	2,500	0.25
(Equity Shares of the face value of ₹ 10/- each fully paid-up)				
Goa Urban Bank Share Money*	5	-	5	-
(Equity Shares of the face value of ₹ 10/- each fully paid-up)				
Total investments		0.25		0.25
Aggregate book value of quoted investments		-		-
Aggregate market value of quoted investments		-		-
Aggregate carrying value of unquoted investments		0.25		0.25
Aggregate amount of impairment in value of investments		-		-
* Rounded off to Nil				
10.1 Category-wise other investments - as per Ind AS 109 classification				
			As at March 31, 2023	As at March 31, 2022
Financial assets carried at fair value through profit or loss (FVTPL)				
Investment in unquoted equity shares			0.25	0.25
Total			0.25	0.25

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

11 Non-current loans		
	As at March 31, 2023	As at March 31, 2022
Loan to related party	-	458.79
Total	-	458.79
11.1 Details of 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.		
(a) As at March 31, 2023		
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-
(b) As at March 31, 2022		
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	458.79	100%
12 Other financial asset		
	As at March 31, 2023	As at March 31, 2022
Non-current		
Security deposits		
- Considered good - unsecured	768.16	192.80

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Bank deposits with remaining maturity of more than 12 months*	150.89	53.05
	919.05	245.85
Current		
Advances		
- to staff	5.77	4.55
- to related parties	1,387.86	696.00
- to Others	113.05	128.05
Other receivables	75.75	68.75
	1,582.43	897.35
*Deposit amounting to held as lien against credit facility.		
13 Non-current tax asset (net)		
	As at March 31, 2023	As at March 31, 2022
Income Tax refund & TDS receivables (net of provisions)	148.43	45.97
Total	148.43	45.97
14 Other assets		
Particulars	As at March 31, 2023	As at March 31, 2022
Non-current		
Security deposits	38.85	20.06
Other assets*	359.11	-
Total	397.96	20.06
Current		
Advances to suppliers	5.22	28.48
Balances with government authorities (other than income taxes)		
- GST	6.38	9.74
Contract assets	39.84	17.62
Prepaid expenses	90.49	27.26
Total	141.93	83.10

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

* Includes share expenses of Rs. 15.74 Lakhs incurred on issue of share warrants which will be adjusted with securities premium on issue of shares to the holders of share warrants.

15 Inventories

Particulars	As at March 31, 2023	As at March 31, 2022
Inventories (at lower of cost and net realisable value)		
Building Materials	35.44	6.35
Land Stock	803.19	803.09
Work-in-progress	7,883.88	4,670.11
Stock of units in completed real estate projects	553.83	404.61
Total	9,276.34	5,884.16
The cost of inventories recognised as an expense during the year was ₹ 2966.52 Lakhs (for the year ended March 31, 2022: ₹ 2054.24 Lakhs). The mode of valuation of inventories has been stated in note 5.10.		
Refer note 20 for details of inventories pledged as security for borrowings.		

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

16 Trade Receivables	As at March 31, 2023	As at March 31, 2022
Current		
Unsecured, considered good	1,250.03	686.58
Less: Expected credit loss allowance	-	-
	1,250.03	686.58
16.1 The average credit period Generally ranged from 30 -60 days.		

16.2 The ageing schedule of Trade receivables is as follows:

As at March 31, 2023

	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	Total
Undisputed						
Considered good	979.39	7.20	25.53	36.45	116.86	1,165.43
Credit impaired	-	-	-	-	-	-
Disputed						
Considered good	-	-	34.95	49.65	-	84.60
Credit impaired	-	-	-	-	-	-

As at March 31, 2022

	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	Total
Undisputed						
Considered good	432.60	37.98	92.68	5.01	118.32	686.58
Credit impaired	-	-	-	-	-	-
Disputed						
Considered good	-	-	-	-	-	-
Credit impaired	-	-	-	-	-	-

The ageing has been given based on gross trade receivables without considering expected credit loss allowance.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

17 Cash and bank balance	As at March 31, 2023	As at March 31, 2022
A. Cash and cash equivalents		
Balances with banks		
- In current account	439.99	176.33
Cash on hand	12.25	11.15
Fixed deposits with less than 3 months maturity	22.04	239.30
Total	474.28	426.78
B. Bank balance other than cash and cash equivalent		
In term deposit accounts		
- With remaining maturity of less than 12 months but more than 3 months	4.27	0.22
Total	4.27	0.22

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

18 Equity share capital	As at March 31, 2023	As at March 31, 2022
Authorised share capital		
4,50,00,000 Equity shares of ₹ 10/- each	4,500.00	
(Previous Year : 3,50,00,000 Equity shares of ₹ 10/- each)		3,500.00
Issued and subscribed capital comprises:		
3,05,87,044 (Previous year 3,05,87,044) Equity Shares of ₹ 10/- each	3,058.70	3,058.70
Total	3,058.70	3,058.70

18.1 The company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity share will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

18.2 Details of shares held by each shareholder holding more than 5% shares

	As at March 31, 2023	
	Number of shares held	% holding of equity shares
Fully paid equity shares		
Subodh R. Nemlekar	55,09,064	18.01%
Bhushan S. Nemlekar	16,09,090	5.26%
Mitaram R. Jangid	71,74,974	23.46%
Sharda M Jangid	16,63,090	5.44%
Sumit Infotech Private Limited	20,79,546	6.80%
	As at March 31, 2022	
	Number of shares held	% holding of equity shares
Fully paid equity shares		
Subodh R. Nemlekar	55,09,064	18.01%
Bhushan S. Nemlekar	16,09,090	5.26%
Mitaram R. Jangid	71,74,974	23.46%
Sharda M Jangid	16,63,090	5.44%
Sumit Infotech Private Limited	20,79,546	6.80%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

18.3 A reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period.	Units	Amount
As at April 1, 2021	3,05,87,044	3,058.70
Issued during the year	-	-
As at March 31, 2022	3,05,87,044	3,058.70
Issued during the year	-	-
As at March 31, 2023	3,05,87,044	3,058.70

18.4 Shareholding of promoters			
As at March 31, 2023			
Name of promoter	No. of shares	% of total shares	change during the year
Sharda Mitaram Jangid	16,63,090	5.44%	-
Subodh Ramakant Nemlekar	55,09,064	18.01%	-
Mitaram Ramlal Jangid	71,74,974	23.46%	-
Bhushan Subodh Nemlekar	16,09,090	5.26%	-
Kavita Bhushan Nemlekar	13,92,636	4.55%	-
Mitasu Woods Private Limited	26	0.00%	-
Sumit Infotech Private Limited	20,79,546	6.80%	-
Dhanashri Subodh Nemlekar	2,72,728	0.89%	-
Varsha Vishal Jadhav	8,72,728	2.85%	-
Mitaram Ramlal Jangid (HUF)	8,18,182	2.67%	-
Sumit Construction (Firm) Through Partner Subodh Nemlekar	26	0.00%	-
As at March 31, 2022			
Name of promoter	No. of shares	% of total shares	% change during the year
Sharda Mitaram Jangid	16,63,090	5.44%	-
Subodh Ramakant Nemlekar	55,09,064	18.01%	-
Mitaram Ramlal Jangid	71,74,974	23.46%	-
Bhushan Subodh Nemlekar	16,09,090	5.26%	-
Kavita Bhushan Nemlekar	13,92,636	4.55%	-
Mitasu Woods Private Limited	26	0.00%	-
Sumit Infotech Private Limited	20,79,546	6.80%	-
Dhanashri Subodh Nemlekar	2,72,728	0.89%	-
Varsha Vishal Jadhav	8,72,728	2.85%	-
Mitaram Ramlal Jangid (HUF)	8,18,182	2.67%	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Construction (Firm) Through Partner Subodh Nemlekar	26	0.00%	-
19 Other equity			
		As at March 31, 2023	As at March 31, 2022
Reserves and surplus			
Securities premium reserve		1,284.18	1,284.18
Retained earnings		1,158.82	921.01
Money received against share warrants		375.00	-
Total		2,818.00	2,205.19
19.1 Securities premium reserve			
		For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of year		1,284.18	1,284.18
Addition on account of issue of shares		-	-
Balance at end of year		1,284.18	1,284.18
19.2 Retained earnings			
		For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of year		921.01	1,022.82
Remeasurement of defined benefits plan		(24.24)	(1.22)
Profit/(Loss) attributable to owners of the Company		262.05	(100.59)
Balance at end of year		1,158.82	921.01
19.3 Money received against share warrants			
		For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of year		-	-
Addition on account of issue of share warrants		375.00	-
Balance at end of year		375.00	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

During the year, the company has issued 1,00,00,000 Share Warrants, convertible into equity shares, to the promoters and specified person on preferential basis at a price of Rs. 15/- per warrant by passing special resolution in EGM held on 28.11.2022. Company has received 25% amount for the warrants issued. Upon exercise of the option of conversion of the warrants into Equity shares by the warrant holder, the price equivalent to 75% of the issue price per warrant shall be payable on exercising the right of conversion of warrants.

The proceeds of the preferential issue fully utilized to meet the funding requirements for the growth in the business of the Company, repayment of debts, working capital requirements and/or for general corporate purposes.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

20 Borrowings			
	Particulars	As at March 31, 2023	As at March 31, 2022
	Non-current		
	Secured borrowings at amortised cost:		
	- Term loans- from banks and NBFC (refer note A below)	4,374.97	2,830.17
	- Vehicle loans- from banks (refer note A below)	2.83	4.86
	Unsecured borrowings		
	- Loans and advances from Others parties	2,283.97	1,074.89
	- Loans and advances from related parties (refer note B below)	927.77	1,064.67
		7,589.54	4,974.59
	Current		
	Secured Borrowings		
	- Current maturities of long-term debt		245.69
		671.22	
	Unsecured borrowings		
	- Loans and advances from related parties (refer note B below)	1,457.39	586.12
		2,128.61	831.81

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

20.1 A) The details of security, repayment terms and interest are as follows:

As at March 31, 2023

Particulars	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
I. State Bank of India			
Security			
Primarily secured on unsold units of Company's project i.e. Sumit mount 05, Sumit Plumeria, Sumit Bells III, Sumit Bells Plot A	-	Repayable in 46 months including moratorium period of 29 Months	
	559.42	Repayable in 50 months including moratorium period of 32 Months	The applicable rate is
	-	Repayable in 22 months including moratorium period of 12 Months	13.15%
	192.75	Repayable in 50 months including moratorium period of 38 Months	
	189.87	Repayable in 60 months including moratorium period of 24 Months	The applicable rate is 9.25%
II. ICICI Bank			
a) Retail Trade Finance			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	696.01	Repayable on 122 Equated Monthly Installments	The applicable rate is 12.35%
b) Top Up Loan facility			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	82.73	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 9.25%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

c) Motor Car Loan			
Secured against the company's Vehicle Maruti WagonR	3.67	Repayable on 60 Equated Monthly Installments	The applicable rate is 8.00%
d) Bike Loan			
Secured against the company's Vehicle Royal Enfield	1.19	Repayable on 36 Equated Monthly Installments	The applicable rate is 15.00%
III. Bajaj Housing Finance Ltd			
Construction Finance Facility for Project Sumit One			
Secured against the development rights of project Sumit One, present and future FSI of the Project 'Sumit One' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project Sumit One and all insurance proceeds, both present and future cash flows of the project	980.17	Repayable in 66 months including moratorium period of 36 Months	The applicable rate is 14.50%
IV. Fullerton India Home Finance Company Limited			
Secured against First and exclusive charge over the Flat-302, 303, 1503,1601, and 1602, Shop no- 1 & 2 (combined into one unit), Ground, 3rd, 15th and 16th floor, Sun Sumit Enclave CHS ,Development Rights including all the structures built thereon and entire movable fixed and current assets of the Project both present and future excluding that of units allotted to landowners or units already sold	190.01	Repayable in 24 months	The applicable rate is 17.30%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

IV. Tata Capital Housing Finance Company Limited

Exclusive charge by way of registered mortgage on development rights, present & future construction and/or unsold area (excluding units belonging to tenants of “Shri Gurukrishna Co- operative Housing Society Limited”) in the residential redevelopment project ‘Sumit Gurukrishna’. Second charge on security flat proposed to be given to society members as guarantee Receivables. Exclusive charge by way of hypothecation on all the receivables including sold, unsold, insurance receipts, development and other charges and any cash flow from Sumit Woods limited’s units in the Project.

2,153.20 Repayable in 60 months including moratorium period of 36 Months The applicable rate is 14.05%

As at March 31, 2022

Particulars	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
I. State Bank of India Security	120.19	Repayable in 46 months including moratorium period of 29 Months	
Primarily secured on unsold units of Company’s project i.e. Sumit mount 05, Sumit Plumeria, Sumit Bells III, Sumit Bells Plot A	452.60	Repayable in 50 months including moratorium period of 32 Months	4.00% above EBLR which presently 6.65%, thus effective rate being 10.65% p.a
	100.44	Repayable in 22 months including moratorium period of 12 Months	
	25.83	Repayable in 50 months including moratorium period of 38 Months	
	191.03	Repayable in 60 months including moratorium period of 24 Months	The applicable rate is 7.40%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

II. ICICI Bank			
a) Retail Trade Finance			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	753.15	Repayable on 122 Equated Monthly Installments	The applicable rate is 9.85%
b) Top Up Loan facility			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	135.53	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 8.25%
c) Motor Car Loan			
Secured against the company's Vehicle Maruti WagonR	4.67	Repayable on 60 Equated Monthly Installments	The applicable rate is 8.00%
d) Bike Loan			
Secured against the company's Vehicle Royal Enfield	2.02	Repayable on 36 Equated Monthly Installments	The applicable rate is 15.00%
III. Bajaj Housing Finance Ltd			
Construction Finance Facility for Project Sumit One			
Secured against the development rights of project Sumit One, present and future FSI of the Project 'Sumit One' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project Sumit One and all insurance proceeds, both present and future cash flows of the project	836.45	Repayable in 66 months including moratorium period of 36 Months	The reference rate of BHFL is 13.70%, spread is -1.70% and the applicable rate is 12.00%
IV. Fullerton India Home Finance Company Limited			
Secured against First and exclusive charge over the Flat-302, 303, 1503,1601, and 1602, Shop no- 1 & 2 (combined into one unit), Ground, 3rd, 15th and 16th floor, Sun Sumit Enclave CHS ,Development Rights including all the structures built thereon and entire movable fixed and current assets of the Project both present and future excluding that of units allotted to landowners or units already sold	458.79	Repayable in 24 months	The applicable rate is 15.50%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

B): Loans from related parties includes loans from director of Rs 927.77 Lakhs (as at March 31, 2022: ₹ 1064.67 Lakhs) which are unsecured & interest bearing.

As at March 31, 2023

Loan Taken From	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
Mitaram Jangid	428.79	Repayable in 137 months	The applicable rate is 12.35%
Mitaram Jangid	51.63	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 9.25%
Bhushan Nemlekar	396.79	Repayable in 115 months	The applicable rate is 12.35%
Bhushan Nemlekar	50.57	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 9.25%

As at March 31, 2022

Loan Taken From	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
Mitaram Jangid	463.40	Repayable in 125 months	The applicable rate is 9.85%
Mitaram Jangid	82.45	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 8.25%
Bhushan Nemlekar	438.08	Repayable in 115 months	The applicable rate is 9.85%
Bhushan Nemlekar	80.75	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 8.25%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

20.2 There are no breach of contractual terms of the borrowing during the year ended March 31, 2023 and March 31, 2022.

20.3 Reconciliation of liabilities arising from financing activities

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Company's statement of cash flows as cash flows from financing activities.

Particulars	Term loans- from banks & NBFC	Vehicle loans- from banks	Loans and advances from Others parties	Loans and advances from related parties
As at April 1, 2021	1,592.93	-	222.80	1,428.21
Financing cash flows	1,445.18	4.84	826.17	222.58
Non-cash changes				
Interest accruals but not paid	7.83	0.02	25.92	-
Interest accruals on account of amortisation	29.92	-	-	-
As at March 31, 2022	3,075.86	4.86	1,074.89	1,650.79
Financing cash flows	1,943.35	(1.84)	1,209.08	734.37
Non-cash changes				
Interest accruals but not paid	-	-	-	-
Accredition of transaction cost	26.79	-	-	-
As at March 31, 2023	5,046.00	3.02	2,283.97	2,385.16

21 Provisions

	As at March 31, 2023	As at March 31, 2022
Non-current		
Employee benefits		
- for gratuity (refer Note 38)	35.70	5.90
	35.70	5.90
Current		
Employee benefits		
- for gratuity (refer Note 38)	18.27	8.92
	18.27	8.92

22 Deferred tax liabilities (net)

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

22.1 Movement in deferred tax balances				
Particulars	For the year ended March 31, 2023			
	Opening balance	Recognised in profit and Loss	Recognised in OCI	Closing balance
Deferred tax (liabilities)/ assets in relation to:				
Property, plant and equipment and other intangible assets	17.84	(1.40)	-	16.44
Borrowings	(40.99)	(13.45)	-	(54.44)
Provisions	(0.98)	1.63	8.15	8.82
Others	(11.46)	-	-	(11.46)
Net tax asset/(liabilities)	(35.58)	(13.22)	8.15	(40.64)
22.2 Movement in deferred tax balances				
Particulars	For the year ended March 31, 2022			
	Opening balance	Recognised in profit and Loss	Recognised in OCI	Closing balance
Deferred tax (liabilities)/ assets in relation to:				
Property, plant and equipment and other intangible assets	20.90	(3.06)	-	17.84
Borrowings	(33.46)	(7.53)	-	(40.99)
Provisions	(1.54)	0.15	0.41	(0.98)
Others	(11.46)	-	-	(11.46)
Net tax asset/(liabilities)	(25.55)	(10.44)	0.41	(35.58)
23 Trade payables				
		As at March 31, 2023	As at March 31, 2022	
Trade payables				
Due to micro and small enterprises		7.62	3.48	
Due to other than micro and small enterprises		312.34	384.69	
Total		319.96	388.17	
The average credit period on purchases is 90 days. No interest is charged by the trade payables.				

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

23.1 Disclosures required under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006, (MSMED Act)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	7.62	3.48
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-
The Company has not received any intimation from the suppliers regarding their status under Micro, Small and Medium Enterprises Development Act, 2006 and hence the disclosure required under the Act.		

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

23.2 The ageing schedule of Trade Payables is as follows:

As at March 31, 2023

	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	> 3 years	
Undisputed						
MSME	1.76	5.87	-	-	-	7.62
Others	4.64	199.36	11.55	1.69	95.10	312.34
Disputed						
MSME	-	-	-	-	-	-
Others	-	-	-	-	-	-

As at March 31, 2022

	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	> 3 years	
Undisputed						
MSME	1.79	1.63	-	0.05	-	3.48
Others	26.07	102.64	1.98	43.21	210.79	384.69
Disputed						
MSME	-	-	-	-	-	-
Others	-	-	-	-	-	-

24 Other financial liabilities

	As at March 31, 2023	As at March 31, 2022
Current		
Employee expenses payable	22.79	76.00
Security Deposits received	-	51.00
Maintenance, Society Charges and other charges Payable	14.75	12.09
Other expenses payable	286.11	63.75
Total	323.65	202.84

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

25 Other current liabilities

	As at March 31, 2023	As at March 31, 2022
Statutory Liabilities		
- GST payable	45.10	5.15
- Others	35.23	13.85
Contract liabilities (Advance from customers)	1,636.13	734.75
Liabilities for Cancelled flat	3.00	3.00
Total	1,719.46	756.75

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

26 Revenue from operations

	For the year ended March 31, 2023	For the year ended March 31, 2022
Sale of Units in Projects	2,783.96	1,724.04
Development Manager Fees and compensation	450.00	30.00
Office Maintenance Charges	39.00	34.09
Other operating revenues	157.38	355.43
	3,430.34	2,143.56

26.1 There are no impairment losses on trade receivable recognised in Statement of profit and loss for the year ended March 31, 2023 and March 31, 2022.

26.2 The Company recognises revenue as per Ind AS 115 'Revenue from Contracts with Customers'. The revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred for the respective projects determining the degree of completion of the performance obligation.

26.3 Contract balances

The following table provides information about receivables from contracts with customers:

	As at March 31, 2023	As at March 31, 2022
Trade receivables	1,250.03	686.58
Contract liabilities (Advance from customers)	1,636.13	734.75

Contract liabilities include amount received from the customer as per the instalments stipulated in the buyer agreement to deliver properties once the properties are complete and control is transferred to customers. The opening balance of these accounts, as disclosed below,

	For the year ended March 31, 2023	For the year ended March 31, 2022
Movement in Contract liability		
Contract liabilities at the beginning of the period	734.75	456.35
Amount received/adjusted against contract liability during the year	3373.31	2,020.85
Performance obligations satisfied for advances (Revenue Recognition basis)	(2,471.93)	(1,742.45)
Contract liabilities at the end of the period	1,636.13	734.75

26.4 The Company receives payments from customers based upon contractual billing schedules. Accounts receivable are recorded when the right to consideration becomes unconditional.

26.5 **Reconciliation of revenue recognised in the statement of profit and loss with the contracted price**

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue from contracts with customers (as per Statement of Profit and Loss)	2,783.96	1,724.04
Add: Discounts, rebates, refunds, credits, price concessions	4.65	-
Contracted price with the customers	2,788.61	1,724.04

26.6 Information about the Company's performance obligation for material contracts are summarised below:

The performance obligation of the Company in case of sale of residential plots and apartments and commercial office spaces is satisfied once the project is completed and control is transferred to the customers.

The customer makes the payment for contracted price as per the instalment stipulated as per the agreement.

27 Other Income	For the year ended March 31, 2023	For the year ended March 31, 2022
(a). Interest Income		
Interest income earned on financial assets that are not designated as at fair value through profit or loss:		
- Bank deposits (at amortised cost)	9.59	0.61
- Interest income on refundable security deposit as per Ind As	36.64	-
- Other financial assets carried at amortised cost	33.17	28.48
	79.40	29.09
(b). Other non-operating income (net of expenses directly attributable to such income)		
Insurance Maturity Proceeds	7.65	-
Miscellaneous income	7.01	4.19
	14.66	4.19
(c). Other gains and losses		
Profit on sale of property, plant & equipment	0.11	0.92
	0.11	0.92
(a + b + c)	94.17	34.20

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

28 Changes in inventories	For the year ended March 31, 2023	For the year ended March 31, 2022
A. Opening stock:		
Work-in-Progress, Raw Material and Finished Goods	5,884.16	3,632.86
B. Closing stock:		
Work-in-Progress, Raw Material and Finished Goods	9,276.34	5,884.16
A - B	(3,392.18)	(2,251.30)
29 Employee benefits expenses	For the year ended March 31, 2023	For the year ended March 31, 2022
Salaries and Wages	296.13	258.49
Remuneration to directors	48.00	74.80
Gratuity	8.55	4.39
Contribution to provident and other funds	9.95	8.31
Staff Welfare Expenses	24.46	13.88
	387.09	359.87
30 Constructions & Development Expenses	For the year ended March 31, 2023	For the year ended March 31, 2022
Site labour & other contract costs	1,201.60	581.45
Costs of permissions and other land conversion costs	2,078.19	1,882.00
Costs of hiring plant and equipment	27.33	10.79
Costs of design and technical assistance	57.09	30.21
Construction or development overheads	820.49	274.91
Selling & Distribution Expenses	49.07	28.94
Administrative Expenses relating to project	28.34	25.96
	4,262.11	2,834.26
31 Finance Costs	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest on loans from banks and financial institutions	450.71	229.60
Interest on Unsecured loans	326.13	142.39
Unwinding of transaction cost	26.79	15.52

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Other finance costs	0.46	2.60
Total	804.09	390.11
32 Depreciation and amortisation expense		
	For the year ended March 31, 2023	For the year ended March 31, 2022
Depreciation of property, plant and equipment	48.71	46.21
Amortisation of intangible assets	1.22	0.91
Total depreciation and amortisation expenses	49.93	47.12
33 Other expenses		
	For the year ended March 31, 2023	For the year ended March 31, 2022
Advertisement Expenses	16.01	10.32
Auditors Remuneration	6.45	5.30
Business Promotion Expenses	16.31	3.47
Computer Maintenance Expenses	0.49	1.02
Commission	1.81	-
Consulting Fees	0.36	16.04
Conveyance	3.56	2.12
Corporate Social Responsibility	2.30	18.99
Courier, Postage, Telegram Charges	0.25	0.31
Diwali Expenses	2.88	1.73
Donation	18.24	1.03
Electricity Expenses & Material	11.07	8.76
ROC charges	0.43	0.33
Legal Fees & Charges	0.66	0.31
Annual Maintenance charges	5.57	4.35
Office Repairs & Maintenance	21.02	15.28
Professional Fees	12.25	13.96
Rates and Taxes (includes Vat and Service tax)	61.63	22.70
Telephone & Mobile Expenses	7.67	7.52
Travelling Expenses	0.50	0.94
Vehicle Expenses	28.98	13.74
Xerox , Printing & Stationery	9.02	4.85
Sundry Balances Written Off/back	8.57	0.80
Subscription Charges	0.43	0.51
Unwinding of other assets Expenses	47.60	-
Other Misc. expenses	28.89	15.77
Total	312.95	170.15

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

33.1 Payments to auditors	For the year ended March 31, 2023	For the year ended March 31, 2022
a) For audit	3.50	3.50
b) For Internal Audit	1.40	1.20
c) Certification work	1.55	0.60
Total	6.45	5.30
33.2 Corporate Social Responsibility (CSR)		
	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) amount required to be spent by the company during the year	-	-
(b) amount of expenditure incurred for CSR expenses of Current year	2.30	-
(c) shortfall at the end of the year out of the amount required to be spent by the Company during the year	-	-
(d) total of previous years shortfall	-	18.81
(e) reason for shortfall	Not Applicable	Considering the cash flow availability and current financial position and shortfall of the working capital, company was unable to spend the entire CSR amount. However the company has transferred within time the unspent CSR amount.
(f) amount of expenditure incurred for previous year shortfall	-	18.95
(g) nature of CSR activities	Education	Covid Vaccination & Education
(h) details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	-	-
(i) where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately	-	-
34 Current tax and deferred tax		
34.1 Income tax recognised in profit and loss		

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Current tax:		
In respect of current year	-	-
In respect of Prior periods		
- Excess tax provision of earlier years reversed	(13.67)	-
	(13.67)	-
Deferred tax:		
In respect of current year origination and reversal of temporary differences	13.22	10.44
MAT Credit Entitlement	-	-
	13.22	10.44
Total	(0.45)	10.44

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

34.2 Income tax recognised in other comprehensive income

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Deferred tax:		
Remeasurement of defined benefit obligations	8.15	0.41
	8.15	0.41
Classification of income tax recognised in other comprehensive income		
Income taxes related to items that will not be reclassified to profit or loss	8.15	0.41
Income taxes related to items that will be reclassified to profit or loss	-	-
Total	8.15	0.41

34.3 Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit before tax	261.60	(90.15)
Income tax expense calculated at 22% plus surcharge 10% & cess 4%	65.84	-
Effects of expenses that are not deductible in determining taxable profits	38.13	-
Effect of income that is exempt from taxation	-	-
Effect of expenses deductible in determining taxable profits	(34.16)	-
Others	(9.25)	-
Effect of previously unused brought forward tax losses	(60.56)	-
Excess tax provision of earlier years reversed	(13.67)	-
Deferred Tax recognised during the period	13.22	10.44
Income tax expense recognised In profit or loss	(0.45)	10.44

Note:

In pursuance of Section 115BAA of the Income Tax Act, 1961 announced by the Government of India through Taxation Laws (Amendment) Ordinance, 2019, the Company has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Company has exercised this option to avail lower tax rate benefit.

The tax rate used for March 31, 2023 and March 31, 2022, in reconciliations above is the corporate tax rate of 22% & 22% respectively (plus surcharge and cess as applicable) on taxable profits under Income Tax Act, 1961.

34.4 Deferred tax

The Company had not recognised deferred tax asset ₹ 42.51 lakhs as at March 31, 2022 with respect to its tax losses and other temporary differences as it was unable to quantify the probability of its off-set against estimated immediate future profits. The estimated future profits are based on estimated business plan, hence, the recognition is sensitive to the changes in the business plan.

Details of the amount and expiry date of deductible temporary differences, unused tax losses, and unused tax credits for which no deferred tax asset is recognised in the balance sheet:

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Business losses	-	109.74
Carry forward depreciation	-	59.15

The unrecognised tax credits with respect to business losses will expire between the Assessment year 2030-2031 for AY 2022-23 losses.

34.5 The Company does not have any transaction that were not recorded in the books of accounts and were surrendered or disclosed in the income tax assessments under the Income Tax Act, 1961.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

35 Contingent Liabilities (to the extent not provided for):

During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 500 Lakhs.

During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 900 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 900 Lakhs.

During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bharat Co-operative Bank (Mumbai) Ltd for Sun Sumit Venture's loan of ₹ 1000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 274.67 Lakhs.

During the F.Y. 2020-21 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 200 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 105.56 Lakhs.

During the F.Y. 2019-20 Company have entered into loan agreement as co- borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 4500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 29.29 Lakhs.

During the F.Y. 2021-22 Company have entered into loan agreement as co- borrower with Capri Global capital Limited for Sumit Matunga Builders Private Limited's loan of ₹ 4000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 2141.56 Lakhs.

Particulars	As at March 31, 2023	As at March 31, 2022
Income Tax matters in disputes	112.48	112.95
VAT Matters in dispute	3.47	3.47
Service Tax Matters in Dispute	114.23	114.23
36 Earning per share		
	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit attributable to Equity shareholders	262.05	(100.59)
Weighted average number of Ordinary shares for computing - Basic earnings per share	3,05,87,044	3,05,87,044
Weighted average number of Ordinary shares for computing - Diluted earnings per share	3,31,10,839	3,05,87,044
Nominal value per share (₹.)	10	10
Basic EPS (Rupees)	0.86	(0.33)
Diluted EPS (Rupees)	0.79	(0.33)

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

There have been no transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of the completion of these financial statements which would require the restatement of EPS.

37 Segment information

In line with the provisions of Ind AS 108 - Operating segments and basis the review of operations being done by the board and the management, the operations of the Company fall under colonization and real estate business, which is considered to be the only reportable segment.

37.1 Information about revenue from external customers in various geographical areas

The Company is operating in India which is considered as a single geographical segment.

37.2 Information about major customers

The Company derives its major revenues from construction and development of real estate projects and its customers are widespread. Revenue includes sales of Rs. 1231.19 Lakhs (for the year ended March 31, 2022: ₹ 328.76 Lakhs) which arose from sales to its Two (for the year ended March 31, 2021: One) major customers which accounts for more than 10% of the Company's total revenue. No other single customer contributed 10% or more to the Company's revenue.

38 Employee benefit plans

38.1 Defined contribution plans:

The Company makes Provident Fund contributions which are defined contribution plans, for qualifying employees. Under the Schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits. The Company recognised ₹ 8.75 Lakhs (PF : 4.73 Lakhs & Pension Fund : 4.02 Lakhs) (Previous Year ended 31 March, 2022: ₹ 7.20 Lakhs (PF : 3.12 Lakhs & Pension : 4.09 Lakhs)) for Provident Fund contributions, in the Statement of Profit and Loss. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

38.2 Defined benefit plans:

The gratuity scheme is a defined benefit plan that provides for a lump sum payment to the employees on exit either by way of retirement, death, disability or voluntary withdrawal. The benefits are defined on the basis of final salary and the period of service.

38.3 These plans typically expose the Company to actuarial risks such as: interest rate risk, medical inflation risk, demographic risk, salary inflation risk and change in leave balances, as applicable.

Interest rate risk:

The plan exposes the Company to the risk off all in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Liquidity Risk:	This is the risk that the Company is not able to meet the short-term gratuity payouts. This may arise due to non availability of enough cash/cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.
Salary Escalation Risk:	The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.
Demographic Risk:	The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.
Regulatory Risk:	Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of ₹ 20,00,000).
Asset Liability Mismatching or Market Risk:	The duration of the liability is longer compared to duration of assets, exposing the Company to market risk for volatilities/fall in interest rate.
Investment Risk:	The probability or likelihood of occurrence of losses relative to the expected return on any particular investment.
	The weighted average duration of the defined benefit obligation as at March 31, 2023 is 4 years (2022: 5 years)
	The Company's best estimate of Contribution during of ₹ 58.74 Lakhs (as at March 31, 2022: ₹. 18.08 Lakhs) to the defined benefit plans during the next financial year.
38.4	The disclosure as required under Ind AS 19 as per actuarial valuation regarding Employee Retirement Benefits Plan for Gratuity is as follows:
a)	The principal assumptions used for the purpose of the actuarial valuations were as follows:

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

	Valuations as at	
	March 31, 2023	March 31, 2022
Financial Assumptions		
Discount Rate	7.55%	6.10%
Rate of salary increase	10.00%	10.00%
Demographic Assumptions		
Mortality Rate	100% of IALM 2012-2014	100% of IALM 2012-2014
Attrition Rate / Withdrawal Rate P.A.	20.00%	20.00%

b) Amount recognised in Statement of profit and loss in respect of these defined benefit plan are as follow:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Current service cost	5.85	3.31
Net Interest Cost/(Income) on the Net Defined Benefit Liability/(Asset)	0.90	1.07
Cost recognised in Profit & Loss	6.75	4.39
Re-measurement (or Actuarial) (gain) / loss arising from:		
- change in demographic assumptions	-	-
- change in financial assumptions	(4.94)	(0.84)
- experience variance (i.e. Actual experience vs assumptions)	37.34	2.52
Actuarial loss/(gain) arising during period	32.40	1.67
Return on plan assets, excluding amount recognised in net interest expense	-	(0.04)
Cumulative Actuarial Loss/(Gain) recognised via OCI at Current Period End	32.40	1.63
Total Defined Benefit Cost	39.15	6.02

c) The amount included in the Balance Sheet arising from the entity's obligation in respect of its defined benefit plan is as follows:

	March 31, 2023	March 31, 2022
Defined benefit obligation (DBO)	78.59	39.72
Fair value of plan assets (FVA)	24.62	24.90
Funded status [surplus/(deficit)]	(53.97)	(14.82)
Effect of Asset ceiling	-	-
Net defined benefit asset/(liability)	(53.97)	(14.82)

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

d) Movement in the present value of the defined benefit obligation are as follows:

	For the year ended March 31, 2023	For the year ended March 31, 2022
DBO at beginning of prior period	39.72	34.90
Current service cost	5.85	3.31
Interest cost on the DBO	2.42	1.97
Re-measurement (or Actuarial) (gain) / loss arising from:		
- change in demographic assumptions	-	-
- change in financial assumptions	(4.94)	(0.84)
- experience variance (i.e. Actual experience vs assumptions)	37.34	2.52
Benefits paid from plan assets	(1.79)	(2.14)
DBO at end of current period	78.59	39.72

e) Movement in the fair value of the plan assets are as follows:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Fair value of assets at beginning of prior period	24.90	15.94
Interest income on plan assets	1.52	0.90
Employer contributions	-	10.15
Return on plan assets , excluding amount recognised in net interest expense	-	0.04
Benefits paid	(1.79)	(2.14)
Fair Value of assets at the end of current period	24.62	24.90

f) Breakup of Plan Assets as a percentage of total Plan Assets

	March 31, 2023	March 31, 2022
Insurer Managed Funds	100%	100%

The details of the composition of the plan asset, by category, from the insurers have not been received and hence the disclosures as required by Ind AS 19 Employee Benefits have not been given.

g) Sensitivity Analysis

Method used for sensitivity analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The results of sensitivity analysis is given below:

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	March 31, 2023	March 31, 2022
Defined Benefit Obligation (Base)	78.59	39.72
i) Discount Rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 1% increase in Discount Rate	75.51	37.96
Effect on DBO due to 1% decrease in Discount Rate	81.94	41.63
ii) Salary escalation rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 1% increase in Salary Escalation Rate	81.45	41.49
Effect on DBO due to 1% decrease in Salary Escalation Rate	75.80	38.01
iii) Attrition rate / Withdrawal Rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 50% increase in Withdrawal Rate	76.80	37.34
Effect on DBO due to 50% decrease in Withdrawal Rate	81.81	44.95
iv) Mortality Rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 10% increase in Mortality Rate	78.59	39.71
Effect on DBO due to 10% decrease in Mortality Rate	78.60	39.73
h) Expected cash flows over the next (valued on undiscounted basis):		
	As at March 31, 2023	As at March 31, 2022
1 year	18.27	8.92
2 to 5 years	48.37	21.99
6 to 10 years	29.78	13.71
More than 10 years	16.42	10.15

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

39 Financial instruments

39.1 Capital management

The Company manages its capital to ensure that it will be able to continue as going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Company consists of net debt offset by cash and bank balances and total equity of the Company.

Gearing ratio

The gearing ratio at end of the reporting period was as follows.

Particulars	As at March 31, 2023	As at March 31, 2022
Debt	9,718.15	5,806.40
Cash and bank balances	478.55	427.00
Net debt	9,239.60	5,379.40
Total equity	5,876.70	5,263.89
Net debt to equity ratio	1.57	1.02

39.2 Categories of financial instruments:

Particulars	As at March 31, 2023	As at March 31, 2022
Financial assets		
Measured at fair value through profit or loss (FVTPL)		
Investment in equity instruments	0.25	0.25
Measured at amortised cost		
Trade receivables	1,250.03	686.58
Cash and bank balances	478.55	427.00
Other financial assets	2,501.48	1,601.99
Financial liabilities		
Measured at amortised cost		
Borrowings	9,718.15	5,806.40
Trade payables	319.96	388.17
Other financial liabilities	323.65	202.84

39.3 Financial risk management objectives

The company monitors and manages the financial risks to the operations of the company. These risks include market risk, credit risk, interest risk and liquidity risk.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

A. Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore, substantially eliminating the Company's credit risk. The Company has adopted a policy of dealing with creditworthy counterparties, as a means of mitigating the risk of financial loss from defaults. The Company uses its own trading records to rate its major customers. The Company's exposure to financial loss from defaults are continuously monitored.

Trade receivables consist of a large number of customers, spread across various geographical areas. Ongoing credit evaluation is performed on the financial condition of accounts receivable.

B. Liquidity risk

Liquidity risk refers to insufficiency of funds to meet the financial obligations. Liquidity Risk Management implies maintenance of sufficient cash to meet obligations when due. The Company continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.

Maturities of financial liabilities

Table showing maturity profile of non-derivative financial liabilities:

	Upto One year	1-10 years	Total
March 31, 2023			
Borrowings	2,128.61	7,589.54	9,718.15
Trade payables	319.96	-	319.96
Other financial liabilities	323.65	-	323.65
March 31, 2022			
Borrowings	831.81	4,974.59	5,806.40
Trade Payables	388.17	-	388.17
Other financial liabilities	202.84	-	202.84

The above table details the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The contractual maturity is based on the earliest date on which the Company may be required to pay.

C. Market risk

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of currency risk and interest rate risk. In the normal course of business and in accordance with our policies, we manage these risks through a variety of strategies.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

i). Currency risk

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is domiciled in India and has its revenues and other major transactions in its functional currency i.e. INR. Accordingly the Company is not exposed to any currency risk.

ii). Interest rate risk

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Company has borrowed funds with both fixed and floating interest rate.

Particulars	As at March 31, 2023	As at March 31, 2022
Floating rate borrowing		
- 'Term loans- from banks & NBFC's	5,044.16	3,072.79
- Loans and advances from Others parties	2,283.97	197.97
- Loans and advances from related parties	927.77	1,064.67
Total Borrowings	8,255.90	4,335.43

Interest rate sensitivity

A change of 1% in interest rates of borrowing would have following impact on profit before tax

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
1% increase in interest rate – Effect on profit before tax	(83.88)	(44.14)
1% decrease in interest rate – Effect on profit before tax	83.88	44.14

39.4 Derivative Financial Instruments

The Company has not entered into any derivative financial contracts during the current and previous financial years.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

40 Fair Value Measurement

40.1 Fair value of the financial assets that are measured at fair value on a recurring basis

Financial assets/ financial liabilities measured at Fair value	Fair value as at		Fair value hierarchy
	March 31, 2023	March 31, 2022	
A) Financial assets			
a) Investments in			
i) Equity shares (unquoted)	0.25	0.25	Level 3
Total financial assets	0.25	0.25	

As at the reporting date, the Company does not have any financial liability measured at fair values.

40.2 The Investments measured at fair value and falling under fair value hierarchy Level 3 are valued at cost, as cost has been considered as an appropriate estimate of fair value because of a wide range of possible fair value measurements and cost represents the best estimate of fair values within that range.

40.3 Fair value of financial assets and financial liabilities that are measured at amortised cost:

The management assessed that fair value of cash and cash equivalents, trade receivables, trade payables, and other financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

40.4 Reconciliation of Level III fair value measurement is as below:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of the year	0.25	0.25
Changes during the year	-	-
Balance at the end of the year	0.25	0.25

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

41 Related parties transactions

41.1 Names of the related parties and related party relationships

Particulars	Relationship as at	
	March 31, 2023	March 31, 2022
Mitasu Developers Private Limited	Subsidiary	Subsidiary
HomeSync Real Estate Advisory Pvt Ltd. (Previously Known as Mitasu Infra Developers Private Limited.)	Subsidiary	Subsidiary
Sumit Matunga Builders Private Limited (Previously known as Sumit Woods Goa Private Limited)	Subsidiary	Subsidiary
Sumit Hills Private Limited	Subsidiary	Subsidiary
Sumit Eminence Private Limited	Subsidiary	Subsidiary
Sumit Realty Private Limited	Associate Company	Associate Company
Sumit Kundil Joint Venture	Joint Venture	Joint Venture
Sumit Chetna Ventures	Joint Venture	Joint Venture
Sumit Pramukh Ventures	Joint Venture	Joint Venture
Sun Sumit Ventures	Joint Venture	Joint Venture
Sumit Snehashish Joint Venture	Joint Venture	Joint Venture
Sumit Snehashish Venture	Joint Venture	Joint Venture
Sumit Pragati Venture LLP	Limited Liability Partnership firm	Limited Liability Partnership firm
Milestone Construction & Developer LLP	Limited Liability Partnership firm	Limited Liability Partnership firm
Sumit Garden Grove Constructions LLP	Limited Liability Partnership firm	Limited Liability Partnership firm
Sumit Pragati Shelters LLP	Limited Liability Partnership firm	Limited Liability Partnership firm
Sumit Star Land Developers LLP	Limited Liability Partnership firm	Limited Liability Partnership firm
Sumit Pragati Developers LLP	Partnership firm where director is intrested	Partnership firm where director is intrested
Sumo Real Estate LLP	Partnership firm where director is intrested	Partnership firm where director is intrested
Mitasu Realty LLP	Partnership firm where director is intrested	Partnership firm where director is intrested

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Infotech Private Limited	Company where director is interested	Company where director is interested
Sumit Abode Private Limited	Company where director is interested	Company where director is interested
Mitasu Woods Private Limited	Company where director is interested	Company where director is interested
Second Home Resorts Limited	Company where director is interested	Company where director is interested
Sumit Developers	Partnership firm where director is interested	Partnership firm where director is interested
Sumit Constructions	Partnership firm where director is interested	Partnership firm where director is interested
Atron Investments Private limited	Private Company in which venture partner is interested	Private Company in which venture partner is interested
NTDC Private Limited	Entity in which Subsidiary's director is interested	
Prarubi Gems Impex Pvt Ltd	Entity in which LLP partner's relative is interested	Entity in which LLP partner's relative is interested
Shree Parshwa Mani LLP	Entity in which LLP partner's relative is interested	Entity in which LLP partner's relative is interested
Kumar Corporation	Entity in which LLP partner's relative is interested	Entity in which LLP partner's relative is interested
Rohan Tejura	Son of partner in LLP	Son of partner in LLP
Yash Kumarpal Shah	Son of partner in LLP	Son of partner in LLP
Key Management personnel		
Mitaram Ramlal Jangid	Managing Director	Managing Director
Subodh Ramakant Nemlekar	Director	Director

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Bhushan Subodh Nemlekar	Whole time Director & CFO	Whole time Director
Priyanka Waghela (Resigned w.e.f. 30.09.2021)	-	Chief Financial Officer
Pujadevi R. Chaurasia (Resigned w.e.f. 25.01.2023)	Company Secretary	Company Secretary
Pooja Shah	Company Secretary	-
Relatives of key management personnel		
Amruta Jangid	Daughter of Director	Daughter of Director
Sharda Jangid	Spouse of Director	Spouse of Director
Kavita Nemlekar	Spouse of Director	Spouse of Director
Dhanashri Nemlekar	Spouse of Director	Spouse of Director
Sunil Jangid	Brother of Director	Brother of Director
Chanda Jangid	Spouse of Director's brother	Spouse of Director's brother
Deepak Jangid	Brother of Director	Brother of Director
41.2 Details of related party transactions		
	For the year ended March 31, 2023	For the year ended March 31, 2022
Purchase of Goods		
Mitasu Woods Private Limited	38.74	22.92
Receiving Services		
Mitasu Realty LLP	13.04	4.42
Sharda Jangid	-	5.00
Kavita Nemlekar	2.23	5.00
Dhanashri Nemlekar	-	5.00
Deepak Jangid	4.95	-
Rendering Services		
Milestone Construction & Developers LLP	1.00	1.00
Sumit Garden Grove Constructions LLP	12.00	12.00
Sumit Pragati Shelters LLP	2.00	2.00
Sumit Star Land Developers LLP	5.00	5.00
Sumit Pragati Venture LLP	0.10	0.10

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Kundil Joint Venture	-	0.10
Sumit Chetna Ventures	0.10	0.10
Sumit Snehashish Joint Venture	0.10	0.10
Sumit Snehashish Venture	6.00	6.00
Sumit Abode Private Limited	0.10	0.10
Sumit Developers	0.10	0.10
Sumit Constructions	0.10	0.10
Mitasu Realty LLP	0.10	0.10
Sumit Realty Private Limited	1.00	1.00
Sumit InfoTech Private Limited	0.10	0.10
Second Home Resorts Limited	0.10	0.10
Mitasu Developers Private Limited	460.00	0.10
HomeSync Real Estate Advisory Pvt Ltd. (Previously Known as Mitasu Infra Developers Private Limited.)	0.10	0.10
Mitasu Woods Private Limited	-	0.10
Sumit Pragati Developers LLP	1.00	1.00
Remuneration to KMP		
Mitaram Ramlal Jangid	15.00	30.00
Subodh Ramakant Nemlekar	6.00	12.00
Bhushan Subodh Nemlekar	24.00	30.00
Priyanka Waghela	-	7.93
Pujadevi R. Chaurasia	6.67	5.82
Pooja Shah	1.29	-
Remuneration to Others		
Kavita Nemlekar	12.00	14.00
Dhanashri Nemlekar	6.00	7.00
Sharda Jangid	9.00	14.00
Amruta Jangid	12.00	12.00
Rohan Tejura	29.00	11.44
Sunil Jangid	14.40	14.40
Chanda Jangid	6.00	6.00
Yash Kumarpal Shah	0.37	-
Interest on loan Given		
Sun Sumit Venture	46.00	20.67
Interest on loan Taken		
Mitaram Jangid	54.75	60.60
Bhushan Nemlekar	51.52	49.45
Atron Investments Private limited	-	4.18

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Kumar Corporation	0.14	-
Prarubi Gems Impex Pvt Ltd	192.61	-
Shree Parshwa Mani LLP	16.88	-
NTDC Private Limited	6.76	-
Loan & advances Taken /(Repaid) (Net)		
Mitaram Jangid	76.75	110.96
Subodh Nemlekar	88.12	6.55
Bhushan Nemlekar	(33.78)	189.14
Sumit Realty Private Limited	(32.65)	(0.02)
Sumit Hills Private limited	(44.90)	44.95
Sumit Developers	(0.09)	0.09
Sumit Chetna Venture	305.39	(129.05)
Sumit Snehashish Joint Venture	(25.49)	-
Prarubi Gems Impex Pvt Ltd	1,137.00	477.00
Shree Parshwa Mani LLP	(202.00)	350.00
NTDC Private Limited	200.00	-
Mitasu Developers Private Limited	401.03	-
Loan & advances Given / (Received back) (Net)		
Mitasu Developers Private Limited	(64.83)	(157.35)
Milestone Constructions and Developers LLP	0.53	0.50
Sun Sumit Venture	(283.42)	458.79
Sumit Abode Private Ltd. (Project advance)	(18.14)	(11.80)
Sumit Snehashish Venture	(2.00)	2.00
Sumit Garden Grove Construction LLP	(0.01)	0.01
Sumit Matunga Builders Private Limited	265.97	268.07
Sumit Pragati Developers LLP	0.06	2.53
HomeSync Real Estate Advisory Pvt Ltd	132.99	73.05
Sumit Eminence Pvt Ltd	0.01	-
Sumit Hills Private limited	153.05	-
41.3 Details of related party closing balances		
	As at March 31, 2023	As at March 31, 2022
Trade Payables		
Mitasu Woods Private Limited	18.05	17.53
Mitasu Realty LLP	1.01	0.50
Sharda Jangid	-	2.70
Kavita Nemlekar	-	-
Dhanashri Nemlekar	-	-
Deepak Jangid	-	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Trade Receivable		
Milestone Construction & Developers LLP	2.31	1.15
Sumit Garden Grove Constructions LLP	10.44	-
Sumit Pragati Shelters LLP	9.30	6.98
Sumit Star Land Developers LLP	2.90	-
Sumit Pragati Venture LLP	0.93	0.81
Sumit Kundil Joint Venture	-	-
Sumit Chetna Ventures	-	(0.01)
Sumit Snehashish Joint Venture	-	-
Sumit Snehashish Venture	-	1.74
Sumo Real Estate LLP	0.30	0.30
Sumit Abode Private Limited	-	-
Sumit Developers	-	(0.02)
Sumit Constructions	-	-
Mitasu Realty LLP	-	1.40
Sumit Realty Private Limited	4.07	2.91
Sumit InfoTech Private Limited	-	-
Second Home Resorts Limited	2.18	2.20
Mitasu Developers Private Limited	223.80	0.20
HomeSync Real Estate Advisory Pvt Ltd.	-	0.53
Mitasu Woods Private Limited	-	-
Sumit Pragati Developers LLP	8.12	6.97
Salary Payable		
Mitaram Ramlal Jangid	1.82	23.22
Subodh Ramakant Nemlekar	0.51	6.04
Bhushan Subodh Nemlekar	-	1.46
Priyanka Waghela	-	-
Pooja Shah	0.62	-
Pujadevi R. Chaurasia	-	0.44
Kavita Nemlekar	-	1.13
Dhanashri Nemlekar	0.91	4.89
Amruta Jangid	1.09	7.87
Sharda Jangid	1.05	15.38
Rohan Tejura	2.04	1.81
Sunil Jangid	1.10	1.10
Chanda Jangid	0.50	0.50
Yash Kumarpal Shah	0.35	-
Interest Payable		
Mitaram Jangid	4.18	3.67

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Bhushan Nemlekar	3.90	3.48
Atron Investments Private limited	-	-
Kumar Corporation	0.12	-
Prarubi Gems Impex Pvt Ltd	174.31	26.08
Shree Parshwa Mani LLP	15.20	-
NTDC Private Limited	6.08	-
Loan & Advances Taken		
Mitaram Ramlal Jangid	728.66	651.91
Subodh Ramakant Nemlekar	88.12	-
Bhushan Subodh Nemlekar	586.84	620.62
Sumit Realty Private Limited	-	32.65
Sumit Hills Private limited	-	44.90
Sumit Developers	-	0.09
Sumit Chetna Venture	437.33	131.94
Sumit Snehashish Joint Venture	143.19	168.68
Prarubi Gems Impex Pvt Ltd	1,825.00	688.00
Shree Parshwa Mani LLP	148.00	350.00
NTDC Private Limited	200.00	-
Mitasu Developers Private Limited	401.03	-
Loans & Advances Given		
Mitasu Developers Private Limited	-	64.83
Milestone Construction & Developers LLP	1.03	0.50
Sun Sumit Venture	259.08	496.50
Sumit Abode Private Limited	52.90	71.04
Sumit Snehashish Venture	-	2.00
Sumit Garden Grove Construction LLP	-	0.01
Sumit Matunga Builders Private Limited	675.76	409.79
Sumit Pragati Developers LLP	2.61	2.56
HomeSync Real Estate Advisory Pvt Ltd.	237.80	104.81
Sumit Eminence Pvt Ltd	0.01	-
Sumit Hills Private limited	153.05	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

41.4 Compensation of key managerial personnel

The remuneration of directors and other members of key managerial personnel during the year was as follows:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Short-term employee benefits	52.96	85.75
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefits	-	-
Total	52.96	85.75
Sitting fee paid to directors	3.00	2.80

As the liabilities for defined benefit plan are provided on actuarial basis for the Company as a whole, the amount pertaining to key managerial persons are not included.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

42 Additional Regulatory Information

- 42.1 The Company does not own benami properties. Further, there are no proceedings which have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- 42.2 The Company has borrowed the Loan for Bussiness purpose from Bank & Financial Institution and used for that purpose only.
- 42.3 During the year ended March 31, 2023 and March 31, 2022, the Company has not traded or invested in Crypto currency or Virtual Currency.
- 42.4 There were no Scheme of Arrangements entered by the Group during the current reporting period, which required approval from the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
- 42.5 During the year ended March 31, 2023 and March 31, 2022, the Company did not have any transaction with struck off companies as per section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- 42.6 The Company has not advanced or loaned or invested funds to any other person(s) or entity(is), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- 42.7 The Company has not received any fund from any person(s) or entity(is), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- 42.8 The Company has complied with the number of layers prescribed under of Section 2(87) of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- 42.9 The Company does not hold any investment property as at the balance sheet date.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

43 Ratio Analysis and its elements

a) Current Ratio = Current Assets divided by Current Liabilities

	As at March 31, 2023	As at March 31, 2022
Current assets	12,729.28	7,978.19
Current liabilities	4,509.95	2,188.49
Ratio (in times)	2.82	3.65
% Change from previous year	-22.58%	

Reason for change more than 25% : Not Applicable

b) Debt Equity ratio = Total debt divided by average equity

	As at March 31, 2023	As at March 31, 2022
Total debt*	9,718.15	5,806.40
Total Equity**	5,570.30	5,314.80
Ratio (in times)	1.74	1.09
% Change from previous year	59.69%	

*Total debt includes long term borrowing and current borrowings .

**Average equity represents the average of opening and closing total equity.

Reason for change more than 25% : Debt Equity ratio changed significantly due to Increase in Debts.

c) Debt Service Coverage Ratio = Earnings available for debt services divided by total interest and principal repayments of interest bearing borrowings

	As at March 31, 2023	As at March 31, 2022
Net Profit/ (Loss) after tax (A)	262.05	(100.59)
Add: Non cash operating expenses and finance cost		
-Depreciation and amortisation (B)	49.93	47.12
-Finance cost (C)	804.09	390.11
Total Non-cash operating expenses and finance cost (Pre-tax) (D= B+C)	854.02	437.23
Total Non cash operating expenses and finance cost (Post-tax) (E = D* (1-Tax rate))	639.08	327.19
Earnings available for debt services (F = A+E)	901.13	226.60
Interest outflow on borrowing (G)	776.84	371.99

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Principal repayments of Interest bearing borrowings (H)	2,902.04	823.92
Total Interest and principal repayments (I = G + H)	3,678.88	1,195.91
Ratio (in times) (J = F/ I)	0.24	0.19
% Change from previous year	29.28%	

Reason for change more than 25% : Improvement in Debt Service Coverage Ratio is due to increase in earning available for debt services as compared to last year.

d) Return on Equity Ratio = Net profit after tax divided by average equity

	As at March 31, 2023	As at March 31, 2022
Net profit/(loss) after tax	262.05	(100.59)
Total Equity*	5,570.30	5,314.80
Ratio (in %)	4.70%	-1.89%
% Change from previous year	-348.56%	

*Average equity represents the average of opening and closing total equity.

Reason for change more than 25% : Improvement in Return on Equity Ratio is due to increase in profit after tax compared to loss in the last year.

e) Inventory Turnover Ratio = Revenue from Sale of Units divided by average inventory

	As at March 31, 2023	As at March 31, 2022
Revenue From Sale of Units	2,783.96	1,724.04
Average inventory*	7,580.25	4,758.51
Ratio (in times)	0.37	0.36
% Change from previous year	1.37%	

*Average inventory represents the average of opening and closing inventory.

Reason for change more than 25% : Not Applicable

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

f) Trade Receivables turnover ratio = Revenue from Operations divided by average trade receivables

	As at March 31, 2023	As at March 31, 2022
Revenue from Operations	3,430.34	2,143.56
Average trade receivables*	968.31	695.04
Ratio (in times)	3.54	3.08
% Change from previous year	14.87%	

* Trade receivables is included gross of ECL and net of customer advances. Average trade receivables represents the average of opening and closing trade receivables.

Reason for change more than 25% : Not Applicable

g) Trade payables turnover ratio = Credit purchases, Construction Expenses except Cost of permission & Other Expenses divided by average trade payables

	As at March 31, 2023	As at March 31, 2022
Purchases, Construction Expenses except Cost of permission & Other Expenses	3,335.79	1,840.11
Average trade payables*	354.07	370.74
Ratio (in times)	9.42	4.96
% Change from previous year	89.82%	

* Trade payables excludes employee benefits payables. Average trade payables represents the average of opening and closing trade payables.

Reason for change more than 25% : Increase in Trade Payables Turnover ratio is due to significant increase in average of trade payables compared to last year.

h) Net Capital Turnover Ratio = Revenue from operations divided by Net Working capital

	As at March 31, 2023	As at March 31, 2022
Revenue from Operations (A)	3,430.34	2,143.56
Current Assets (B)	12,729.28	7,978.19
Current Liabilities (C)	4,509.95	2,188.49
Net Working Capital (D = B - C)	8,219.33	5,789.70
Ratio (in times)	0.42	0.37
% Change from previous year	12.73%	

Reason for change more than 25% : Not Applicable

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

i) Net profit ratio = Net profit after tax divided by Revenue from operations

	As at March 31, 2023	As at March 31, 2022
Net profit / (loss) after tax	262.05	(100.59)
Revenue from operations	3,430.34	2,143.56
Ratio (in %)	7.64%	-4.69%
% Change from previous year	-262.79%	

Reason for change more than 25% : There was loss of Rs. 100.59 lakhs in FY 21-22. We earned profit after tax of Rs. 262.05 lakhs in FY 2022-23. Hence Net Profit Ratio improved significantly.

j) Return on Capital employed (pre -tax) = Earnings before interest and taxes (EBIT) divided by average Capital Employed

	As at March 31, 2023	As at March 31, 2022
Profit before tax (A)	261.60	(90.15)
Finance Costs (B)	804.09	390.11
EBIT (C) = (A)+(B)	1,065.69	299.96
Total Assets (D)	18,052.53	12,468.44
Current Liabilities (E)	4,509.95	2,188.49
Capital Employed (F)=(D)-(E)	13,542.58	10,279.95
Ratio (in %)	7.87%	2.92%
% Change from previous year	169.69%	

Reason for change more than 25% : Improvement in Return on Capital employed is due to increase in profit before tax and finance cost compared to last year.

k) Return on Investment = Net profit after tax divided by average equity

The Company believes that Return on equity ratio as disclosed above is an appropriate measure of 'return on investment ratio' as well.

	As at March 31, 2023	As at March 31, 2022
Net profit/(loss) after tax	262.05	(100.59)
Total equity*	5,570.30	5,314.80
Ratio (in %)	4.70%	-1.89%
% Change from previous year	-348.56%	

*Average equity represents the average of opening and closing total equity.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Reason for change more than 25% : Improvement in Return on Equity Ratio is due to increase in profit after tax compared to loss in the last year.

44 Events after the latest Reporting Date

No Such events occurred after reporting date

45 The figures for the corresponding previous year have been regrouped/reclassified, wherever necessary, to make them comparable with the current year classification.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF SUMIT WOODS LIMITED

Report on the Audit of the Consolidated Financial Statements Opinion

We have audited the accompanying consolidated financial statements of **SUMIT WOODS LIMITED** (the "Company") and its subsidiaries, LLP's (the Company and its subsidiaries, LLP's together referred to as the "Group") and its joint venture, as listed in Annexure A, which comprise the Consolidated Balance Sheet as at March 31, 2023, and the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "consolidated financial statements").

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 Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2023, the consolidated Profit, consolidated total comprehensive income, consolidated changes in equity and its consolidated 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 ("SA"s) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 are responsible for the other information. The other information comprises the information included in the Annual Report but does not include the consolidated financial statements and our auditor's report thereon. The annual report is expected to be made available to us after the date of this auditor's report. 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 in the audit or otherwise appears to be materially misstated. When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibilities for the Consolidated 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 and presentation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the Ind AS and other accounting principles generally accepted in India. The respective Boards of Directors 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 holding Company, as aforesaid.

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

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

Auditor's Responsibilities 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. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company and its subsidiary companies

which are companies incorporated in India, 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 ability of the Group 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 entities 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 entities included in the consolidated financial statements of which we are the independent auditors.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of areas on ably 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 of the Company and such other entities included in the consolidated financial statements of which we are the independent auditors 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

The Consolidated annual financial result includes the audited financial result of 5 Subsidiaries and 5 LLP's, whose financial statements reflect total assets (before consolidation adjustment) of Rs. 13,013.09 lacs as at 31st March, 2023, total revenue (before consolidation adjustment) Rs. 7,376.56 lacs and total net profit after tax (before consolidation adjustment) Rs. 447.87 lacs for the year ended on that date, as considered in the consolidated annual financial results. We have audited the subsidiaries and LLP excluding mentioned below and the same is audited by their respective independent auditor.

1. Sumit Hills Private Limited
2. Sumit Eminence Pvt Ltd
3. Sumit Garden Grove Constructions LLP
4. Sumit Pragati Venture LLP
5. Sumit Pragati Shelters LLP
6. Milestone Construction & Developers LLP

The Independent auditor's report on financial statements of these entities have been furnished to us by the management.

Our opinion on the consolidated annual financial results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditor

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the 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 of the aforesaid consolidated financial statements.
 - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.
 - c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
 - d) In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under section 133 of the Act.
 - e) On the basis of the written representations received from the directors of the Company as on March 31, 2023 taken on record by the Boards of Directors of the holding Company and its subsidiaries incorporated in India and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in

India is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

- f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in “Annexure C” which is based on the auditors’ reports of the Company and its subsidiary companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of internal financial controls over financial reporting of those companies.
- 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 year 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:
- i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group.
 - ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long- term contracts including derivative contracts;
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company and its subsidiary companies incorporated in India.
 - iv.
 - a) The respective managements of the Holding Company and its subsidiary companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively that, to the best of their knowledge and belief, as disclosed in note 43 to the accompanying consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Holding Company or its subsidiary companies to or in any persons or entities, including foreign entities (‘the intermediaries’), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company, or any such subsidiaries, its associate company or its joint venture (‘the Ultimate Beneficiaries’) or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
 - b) The respective managements of the Holding Company and its subsidiary companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively that, to the best of their knowledge and belief, as disclosed in the note 43 to the accompanying consolidated

financial statements, no funds have been received by the Holding Company or its subsidiary companies from any persons or entities, including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Holding Company, or any such subsidiaries, its associate company or its joint venture shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed by us and that performed by the auditors of the subsidiaries as considered reasonable and appropriate in the circumstances, nothing has come to our or other auditors' notice that has caused us or the other auditors to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

- V. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 requires all companies which use accounting software for maintaining their books of account, to use such an accounting software which has a feature of audit trail, with effect from the financial year beginning on 1 April 2023 and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 (as amended) is not applicable for the current financial year.

For S S R V & Associates

(Chartered Accountants)

Firm No.: 135901w

Vishnu Kant Kabra

(Partner)

M. No.: 403437

Place.: Mumbai

Date.: 29/04/2023

UDIN.: 23403437BGWDMY8690

Annexure A - List of entities included in the results as at March 31, 2023

Sr. No.	Name of the Company	Relationship with the Holding Company
1	Homesync Real Estate Advisory Pvt Ltd	
2	Mitasu Developers Pvt Ltd	
3	Sumit Matunga Builders Pvt Ltd	Subsidiary
4	Sumit Hills Private Limited	
5	Sumit Eminence Private Limited **	
6	Sumit Garden Grove Construction LLP	
7	Milestone Constructions and developers LLP	
8	Sumit Star Land Developers LLP	LLP
9	Sumit Pragati Ventures LLP	
10	Sumit Pragati Shelters LLP	
11	Sumit Snehashish Venture	
12	Sumit Snehashish Joint Venture	
13	Sumit Kundil Joint Venture	Joint Venture
14	Sumit Chetna Venture	
15	Sumit Pramukh Venture	
16	Sumit Reality Private Limited	Associates

**Incorporated w.e.f. May 11th, 2022

ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT ON CONSOLIDATED FINANCIAL STATEMENTS OF SUMIT WOODS LIMITED (“THE COMPANY”)

With reference to the **Annexure B** referred to in the Independent Auditors’ report to the members of the Company on the consolidated financial statement for the year ended 31 March 2023, we report the following:

As required by clause (xxi) of paragraph 3 of Companies (Auditor’s Report) Order, 2020 (‘the Order’) issued by the Central Government of India in terms of section 143(11) of the Act based on the consideration of the Order reports issued by us and by the respective other auditors, of companies included in the consolidated financial statements and covered under the Act we report that there are no qualifications or adverse remarks reported in the respective Order reports of such companies.

ANNEXURE “C” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 2 (f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of **SUMIT WOODS LIMITED** 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, 2023, we have audited the internal financial controls over financial reporting of **SUMIT WOODS LIMITED** (hereinafter referred to as the “Company”) and its subsidiary companies, which are companies incorporated in India, as of that date.

Management’s Responsibility for Internal Financial Controls

The Boards of Directors of the Company and its subsidiary companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies 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 (the “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 respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor’s Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company and its subsidiary companies, which are companies incorporated in India, 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 (“ICAI”) and the Standards on Auditing, prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the

Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Company and its subsidiary companies, which are companies incorporated in India.

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Company and its subsidiary companies, which are companies incorporated in India, have, 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, 2023, based on the internal financial control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For S S R V & Associates
(Chartered Accountants)
Firm No.: 135901W

Vishnu Kant Kabra
(Partner)
M. No.: 403437
Place.: Mumbai
Date: 29th April, 2023
UDIN : 23403437BGWDMY8690

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Consolidated Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
Assets			
1 Non-current assets			
a. Property, plant and equipment	7	673.12	728.35
b. Intangible assets	8	3.99	2.55
c. Intangible assets under development	9	54.28	-
d. Investment in associates and joint ventures	10	1,419.13	1,956.36
e. Financial assets			
i. Other investments	11	0.25	0.25
ii. Loans	12	-	458.79
iii. Other financial assets	13	1,349.25	583.00
f. Non-current tax assets (net)	14	190.48	100.74
g. Other non-current assets	15	531.22	258.33
Total non-current assets		4,221.73	4,088.38
2 Current assets			
a. Inventories	16	18,899.00	14,752.51
b. Financial Assets			
i. Trade receivables	17	2,523.08	1,510.79
ii. Cash and cash equivalents	18	545.60	701.43
iii. Bank balances other than (ii) above	18	4.27	21.27
iv. Other financial assets	13	565.17	614.26
c. Other current assets		17.18	-
d. Other assets	15	602.13	478.48
Total current assets		23,156.43	18,078.74
Total assets		27,378.16	22,167.12
Equity and liabilities			
Equity			
a. Equity share capital	19	3,058.70	3,058.70
b. Other equity	20	3,652.52	2,537.74
Equity attributable to shareholders of the Company		6,711.22	5,596.44
c. Non-controlling interests		2,122.50	2,021.24

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Consolidated Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
Total Equity		8,833.73	7,617.68
Liabilities			
1 Non-current liabilities			
a. Financial liabilities			
i. Borrowings	21	12,499.95	10,249.31
b. Provisions	22	35.70	5.90
c. Deferred tax liability (net)	23	59.27	57.16
Total non-current liabilities		12,594.92	10,312.37
2 Current liabilities			
a. Financial liabilities			
i. Borrowings	21	1,339.15	796.65
ii. Trade payables	24	1,096.21	768.21
iii. Other financial liabilities	25	674.87	624.75
b. Current tax liabilities (net)	26	146.84	73.56
c. Provisions	22	18.27	8.92
d. Other current liabilities	27	2,674.17	1,964.98
Total current liabilities		5,949.51	4,237.07
Total liabilities		18,544.43	14,549.44
Total Equity and Liabilities		27,378.16	22,167.12

See accompanying notes to the financial statements
This is the Balance Sheet referred to in our Report of even date.

For SSRV And Associates
Chartered Accountants
Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra
Partner
M. No.: 403437
Place: Mumbai
Dated: 29/04/2023
UDIN : 23403437BGWDMY8690

Mitaram R. Jangid
Managing Director
DIN : 00043757

Bhushan S. Nemlekar
CFO & Whole Time Director
DIN : 00043824

Pooja Shah
Company Secretary

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Consolidated profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022	
I	Revenue from operations	28	10,144.40	6,607.88
II	Other Income	29	145.67	78.28
III	Total Income (I + II)		10,290.06	6,686.16
IV	Expenses			
	Purchases		1,167.54	1,338.05
	Changes in inventories	30	(4,146.48)	(4,081.69)
	Employee benefits expense	31	1,093.28	750.30
	Constructions & Development Expenses	32	8,886.97	7,655.05
	Finance costs	33	1,538.92	799.60
	Depreciation and amortisation expense	34	70.70	63.26
	Other expenses	35	769.33	357.44
	Total expenses (IV)		9,380.26	6,882.01
V	Profit/(Loss) before tax (III - IV)		909.80	(195.85)
VI	Tax expenses			
	Current tax	36	207.04	106.71
	Deferred tax	36	10.26	29.44
			217.30	136.15
VII	Profit/(loss) before share of profit/(loss) in associates and joint ventures (V - VI)		692.51	(332.00)
VIII	Share of profit/(loss) in associates and joint ventures		5.60	(170.16)
IX	Net profit/(loss) for the year (VII + VIII)		698.10	(502.16)
X	Other comprehensive income			
	Items that will not be reclassified to profit or loss			
	- Remeasurements of the defined benefit plans (net of taxes)		(24.24)	(1.22)

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Consolidated profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

XI	Total comprehensive (loss)/income for the year (IX + X)		673.86	(503.38)
XII	Profit for the year attributable to:			
	Shareholders of the Company		764.03	(90.85)
	Non-controlling interests		(65.93)	(411.30)
			698.10	(502.16)
XIII	Total comprehensive income for the year attributable to:			
	Shareholders of the Company		739.79	(92.07)
	Non-controlling interests		(65.93)	(411.30)
			673.86	(503.38)
	Earnings per equity share			
	(1) Basic (in ₹)	38	2.50	(0.30)
	(2) Diluted (in ₹)	38	2.31	(0.30)

See accompanying notes to the financial statements

For SSRV And Associates
Chartered Accountants
Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra
Partner
M. No.: 403437
Place: Mumbai
Dated: 29/04/2023
UDIN : 23403437BGWDMY8690

Mitaram R. Jangid
Managing Director
DIN : 00043757

Bhushan S. Nemlekar
CFO & Whole Time Director
DIN : 00043824

Pooja Shah
Company Secretary

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Consolidated Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	For the year ended March 31, 2023	For the year ended March 31, 2022
1 Cash flow from operating activities		
Profit / (Loss) Before tax	909.80	(195.85)
Adjustments for :		
Depreciation, amortisation and impairment	70.70	63.26
Finance costs	1,538.92	799.60
Unwinding of expenses for Security deposit as per Ind AS	152.61	-
Impact of Gratuity	(32.40)	(1.63)
Interest income	(122.72)	(60.13)
Sundry Balances Written Off	179.64	0.80
Profit on Sale of Property, plant and equipment	(0.13)	(0.92)
Operating profit before working capital changes	2,696.43	605.13
Adjustments for changes in :		
(Decrease)/Increase in Trade Payables	328.00	68.53
(Increase)/Decrease in Trade receivables	(1,012.29)	347.17
(Increase)/Decrease in Other assets	(127.00)	(183.43)
(Increase)/Decrease in Inventories	(4,146.49)	(4,081.68)
(Decrease)/Increase in Other Current Liabilities & Provisions	815.90	546.10
Cash generated from operations	(1,445.45)	(2,698.18)
Income tax paid	(72.39)	(35.15)
[A]	(1,517.84)	(2,733.33)
2 Cash flow from investing activities		
Payments for acquisition of assets	(89.53)	(50.49)
Sale of Property, Plant & Equipments	18.39	1.13
Interest received	28.94	35.93
Fixed Deposits (Made) / Matured	(146.46)	(94.07)
Deposites for new Projects	(1,039.91)	20.13
Investment (made)/ withdrawn from Associates & Joint ventures	542.83	108.31
Decrease/(increase) in non current loans and advances given [Net]	268.78	(458.79)
[B]	(416.96)	(437.85)
3 Cash flow from financing activities		
Proceeds from/Repayments of borrowings [Net]	2,849.28	4,605.39
Finance Cost	(1,595.06)	(853.52)
Introduction of capital / (withdrawal)	149.74	(203.43)
Money received against Issue of Share warrants	375.00	-

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Consolidated Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	For the year ended March 31, 2023	For the year ended March 31, 2022
[C]	1,778.96	3,548.44
Net cash Inflow / (outflow) [A+B+C]	(155.83)	377.26
Openings cash and cash equivalents	701.43	324.17
Closing cash and cash equivalents	545.60	701.43

See accompanying notes to the financial statements

For SSRV And Associates
Chartered Accountants
Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra
Partner
M. No.: 403437
Place: Mumbai
Dated: 29/04/2023
UDIN : 23403437BGWDMY8690

Mitaram R. Jangid **Bhushan S. Nemlekar**
Managing Director CFO & Whole Time Director
DIN : 00043757 **DIN : 00043824**

Pooja Shah
Company Secretary

Sumit Woods Limited
Statement of changes in equity for the year ended March 31, 2023
 All amounts are ₹ in Lakhs unless otherwise stated

a. Equity share capital

(i) Balance at March 31, 2023

Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period
3,058.70	-	3,058.70	-	3,058.70

(ii) Balance at March 31, 2022

Balance at the beginning of the previous reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the previous reporting period	Changes in equity share capital during the previous year	Balance at the end of the previous reporting period
3,058.70	-	3,058.70	-	3,058.70

b. Other equity

(i) Balance at March 31, 2023

Particulars	Reserves & surplus		Money received against share warrants	Equity attributable to shareholders of the Company
	Securities premium reserve	Retained earnings		
Balance at the April 1, 2022	1,284.18	1,253.56	-	2,537.74
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the April 1, 2022	1,284.18	1,253.56	-	2,537.74
Addition on account of issue of shares	-	-	-	-
Share warrants issued during the year	-	-	375.00	375.00
Remeasurement of defined benefits plan	-	(24.24)	-	(24.24)
Profit/(Loss) attributable to owners of the Company	-	764.03	-	764.03
Balance at the March 31, 2023	1,284.18	1,993.34	375.00	3,652.52

Sumit Woods Limited
Statement of changes in equity for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

(ii)	Balance at March 31, 2022	Reserves & surplus		Total
		Securities premium reserve	Retained earnings	
	Balance at the April 1, 2021	1,284.18	1,345.63	2,629.81
	Changes in accounting policy or prior period errors	-	-	-
	Restated balance at the April 1, 2021	1,284.18	1,345.63	2,629.81
	Addition on account of issue of shares	-	-	-
	Remeasurement of defined benefits plan	-	(1.22)	(1.22)
	Loss attributable to owners of the Company	-	(90.85)	(90.85)
	Balance at the March 31, 2022	1,284.18	1,253.56	2,537.74
c.	Nature of reserves			

i. Securities premium reserve

Securities premium reserve represents the premium received on issue of shares over and above the face value of equity shares. The reserve is available for utilisation in accordance with the provisions of the Companies Act, 2013.

ii. Retained earnings

Retained earnings represents the amount that can be distributed by the Company as dividends considering the requirements of the Companies Act, 2013.

iii. Money received against share warrants

Share warrants are nothing but the amount which would ultimately form part of the Shareholders' funds. Since shares are yet to be allotted against the same, these are not reflected as part of Share Capital but shown as a separate line-item –'Money received against share warrants.' The proceeds of the preferential issue fully utilized to meet the funding requirements for the growth in the business of the Company, repayment of debts, working capital requirements and/or for general corporate purposes.

See accompanying notes to the financial statements

For SSRV And Associates

Chartered Accountants

Firm Registration No. 135901W

For and on behalf of the Board

CA Vishnu Kant Kabra

Partner

M. No.: 403437

Place: Mumbai

Dated: 29/04/2023

UDIN : 23403437BGWDMY8690

Mitaram R. Jangid

Managing Director

DIN : 00043757

Pooja Shah

Company Secretary

Bhushan S. Nemlekar

CFO & Whole Time Director

DIN : 00043824

1. Background Information

Sumit Woods Limited (The Holding Company) was originally incorporated as “Sumit Woods Private Limited” at Goa on January 09, 1997 under the provisions of the Companies Act, 1956 vide Certificate of Incorporation issued by the Registrar of Companies, Goa, Daman and Diu at Panaji, Goa. The Registered Office of the Company was thereafter shifted to Mumbai with effect from March 24, 2005. Subsequently, The Holding Company was converted into a public limited company under the Companies Act and the name of the Holding Company was changed to ‘Sumit Woods Limited’ pursuant to fresh certificate of incorporation consequent upon change of name on conversion to public limited company dated February 06, 2018 issued by the Registrar of Companies, Maharashtra, Mumbai.

The Holding Company and its subsidiaries (including Limited Liability Partnership) (hereinafter referred to as “the Group”) are primarily engaged in the business of real estate/ real estate development and incidental services.

The addresses of its registered office and principal place of business are disclosed in the introduction to the annual report for the principal activities of the Company.

The Consolidated financial statements of the Group as on March 31, 2023 were approved and authorised for issue by the Board of Directors on April 29, 2023.

2. Statement of Compliance with Ind AS

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.

3. Basis of Preparation of Financial Statements

The Consolidated financial statements have been prepared on accrual basis under the historical cost convention except for certain financial instruments measured at fair value at the end of each reporting period as explained in accounting policies below.

The Consolidated financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest lacs, unless otherwise indicated.

Current and Non-Current Classification:

An asset/liability is classified as current when it satisfies any of the following criteria:

- i. It is expected to be realized/ settled, or is intended for sale or consumption, in the companies normal operating cycle or
- ii. It is held primarily for the purpose of being traded or
- iii. It is expected to be realized/ due to be settled within 12 months after the reporting date or
- iv. It is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date or
- v. The Group does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

All other assets and liabilities are classified as non- current.

4. Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including structured entities) controlled by the Company and its subsidiaries (together the 'Group').

Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Company has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Company considers all relevant facts and circumstances in assessing whether or not the Company's voting rights in an investee are sufficient to give it power, including:

- the size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Company, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit and loss from the date the Company gains control until the date when the Company ceases to control the subsidiary. Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Goodwill arising on consolidation is not amortised and it is tested for impairment on annual basis.

5. Use of estimates

The preparation of consolidated financial statements in conformity with the recognition and measurement principles of Ind AS requires management of the Group to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities, disclosures including disclosures of contingent assets and contingent liabilities as at the date of consolidated financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in future periods which are affected.

Key sources of estimation of uncertainty at the date of the consolidated financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of: fair valuation of unquoted equity investments, impairment of financial instruments, impairment of property, plant & equipment, useful lives of property, plant & equipment, provisions and contingent liabilities and long term retirement benefits.

6. Significant Accounting policies

6.1 Financial Instruments

Classification

Financial assets, other than equity instruments, are subsequently measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) on the basis of both:

- (a) The entity's business model for managing the financial assets, and
- (b) The contractual cash flow characteristics of the financial asset.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.
- **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

Equity instruments

The Group subsequently measures all equity investments at fair value except investment in joint venture and associate entities.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

Impairment of financial assets

The Group assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. For trade receivables only, the Group applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Derecognition of financial assets

A financial asset is derecognised only when

- The Group has transferred the rights to receive cash flows from the financial asset or
- The Group retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Group evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised.

Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised. Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Group has not retained control of the financial asset. Where the Group retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

Financial Liabilities

All Financial liabilities are measured at amortised cost using effective interest method or fair value through profit and loss. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Group, and commitments issued by the Group to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Group as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Group as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

Gains or losses on financial guarantee contracts and loan commitments issued by the Group that are designated by the Group as at fair value through profit or loss are recognised in Statement of Profit and Loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or

received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

6.2 Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with Ind AS 105. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture.

Distributions received from an associate or a joint venture reduce the carrying amount of the investment. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

After application of the equity method of accounting, the Group determines whether there any is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the net investment in an associate or a joint venture and that- event (or events) has an impact on the estimated future cash flows from the net investment that can be reliably estimated. If there exists such an objective evidence of impairment, then it is necessary to recognise impairment loss with respect to the Group's investment in an associate or a joint venture.

When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount, Any impairment loss recognised forms part of the carrying amount of the investment. Any recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment is classified as held for sale. When the Group retains an interest in the former associate or joint venture and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with Ind AS 109. The difference between the carrying amount of the associate or joint venture at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of a part interest in the associate or joint venture is included in the determination of the gain or loss on disposal of the associate or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income' by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group

6.3 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short term deposits, as defined above, as they are considered an integral part of the Group's cash management.

6.4 Property Plant and Equipment

Recognition and initial measurement

Property, plant and equipment are valued at cost of acquisition or construction less accumulated depreciation and impairment loss. The Group capitalises all costs relating to the acquisition, installation and construction of property, plant and equipment. Subsequent costs are included in the asset's carrying amount or recognised as separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives):

Depreciation is provided on the assets on their original costs up to their net residual value estimated at 5% of the original cost, prorata to the period of use on the written down value method, over their estimated useful life. Assets individually costing upto Rs 5,000 are fully depreciated in the year of purchase.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition:

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

6.5 Intangible Assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Subsequent measurement (amortisation):

The cost of capitalized software is amortized over a period of 6 years from the date of its acquisition.

6.6 Capital work in progress and Capital advances

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed in Other Non-Financial Assets.

6.7 Revenue Recognition

Revenue from real estate development/ sale, maintenance services and project management services

Revenue is recognised on satisfaction of performance obligation upon transfer of control of promised products (residential or commercial completed units) or services to customers in an amount that reflects the consideration the Group expects to receive in exchange for those products or services.

The Group satisfies the performance obligation and recognises revenue over time, if one of the following criteria is met:

1. The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
2. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Group's performance does not create an asset with an alternative use to the Group and an entity has an enforceable right to payment for performance completed to date.

For performance obligations where any one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

In case, revenue is recognised over the time, it is being recognised from the financial year in which the agreement to sell or any other binding documents containing salient terms of agreement to sell is executed. In respect of 'over the period of time', the revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred (input method) for the respective projects determining the degree of completion of the performance obligation.

The revenue recognition requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the contract cost is estimated to exceed total revenues from the contract, the loss is recognised immediately in the Statement of Profit and Loss. Revenue in excess of billing (unbilled revenue) are classified as contract asset while invoicing in excess of revenues (bill in advance) are classified as contract liabilities.

Rent

Rental Income is recognised on a time proportion basis as per the contractual obligations agreed with the respective tenant.

Interest

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend

Dividend income from investments is recognised when the Group's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably).

6.8 Cost of Revenue

Cost of Real estate projects Cost of project, includes cost of land (including cost of development rights/ land under agreements to purchase), liasoning costs, estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/ construction materials, which is charged to the statement of profit and loss based on the revenue recognised as explained in policy under revenue recognition, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

6.9 Borrowing cost

Borrowing costs directly attributable to the acquisition and/or construction of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

6.10 Inventories:

Inventories comprise of Land and development rights, Construction materials, Work-in-progress, completed unsold flats/units. These are valued at lower of the cost and net realisable value.

Land and development rights	Land and development rights (including development cost) are valued at lower of cost and net realisable value. Costs include land acquisition cost and initial development cost.
Construction materials	Construction materials are valued at cost if the completed unsold flats/units in which they will be incorporated are expected to be sold at or above cost, else lower of cost and net realisable value. Cost is determined on a weighted average basis.
Work-in-progress (Land/ Real Estate under development)	Work-in-progress is valued at cost if the completed unsold flats/units are expected to be sold at or above cost otherwise at lower of cost and net realisable value. Cost includes direct expenditure relating to construction activity (including land cost) and indirect expenditure (including borrowing costs) during the construction period to the extent the expenditure is related to construction or is incidental thereto.
Completed unsold flats/units	Lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion (wherever applicable) and estimated costs necessary to make the sale.

6.11 Impairment of non - financial assets

The carrying amounts of the Group's property, plant & equipment and intangible assets are reviewed at each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amounts are estimated in order to determine the extent of impairment loss, if any. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. The impairment loss, if any, is recognised in the statement of profit and loss in the period in which impairment takes place.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to

the revised estimate of its recoverable amount, however subject to the increased carrying amount not exceeding the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset in prior accounting periods. A reversal of an impairment loss is recognised immediately in profit or loss.

6.12 Employee benefits

6.12.1 Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

6.12.2 Post-employment obligations

The Group operates the following post-employment schemes:

- (a) defined benefit plan such as gratuity; and
- (b) defined contribution plan such as provident fund.

Gratuity obligations:

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method.

The present value of the defined benefit obligation denominated in INR is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.

They are included in retained earnings in the statement of changes in equity and in the balance sheet.

Defined contribution plan

The Group pays provident fund contributions to publicly administered provident funds as per local regulations. The Group has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

6.13 Accounting for provisions, contingent liabilities and contingent assets

Provisions are recognised in the balance sheet when the Group has a present obligation (legal or constructive) as a result of a past event, which is expected to result in an outflow of resources embodying economic benefits which can be reliably estimated. Each provision is based on the best estimate of the expenditure required to settle the present obligation at the balance sheet date. Where the time value of money is material, provisions are measured on a discounted basis. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

Constructive obligation is an obligation that derives from an entity's actions where:

- by an established pattern of past practice, published policies or a sufficiently specific current statement, the entity has indicated to other parties that it will accept certain responsibilities, and
- as a result, the entity has created a valid expectation on the part of those other parties that it will discharge those responsibilities

Contingent liabilities are not recognised in the consolidated financial statements. Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

6.14 Income tax

Income tax expense comprises both current and deferred tax.

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date where the Group operates and generates taxable income.

Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

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

Deferred tax assets and liabilities are not recognised for:

- Temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Temporary differences related to investments in subsidiaries, associates and joint arrangements to

the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

Minimum Alternate Tax:

Companies have opted for paying Income Tax u/s 115BAA of the Income Tax Act, 1961. The MAT provisions under Section 115JB shall not be applicable to the companies that have exercised the option referred to under section 115BAA of the Income Tax Act, 1961.

6.15 Dividends on ordinary shares

The Group recognises a liability to make cash or non-cash distributions to equity holders of the parent when the distribution is authorised and the distribution is no longer at the discretion of the Group. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

Non-cash distributions are measured at the fair value of the assets to be distributed with fair value remeasurement recognised directly in equity. Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

6.16 Segment reporting

The Company is primarily engaged in the business of Real Estate including group companies. As such the Company's financial statements are largely reflective of the Real Estate Business and there is no separate reportable segment.

Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these financial statements, as the Company has only one geographical segment and no other separate reportable business segment.

6.17 Onerous contracts

Provisions for onerous contracts are recognised when the expected benefits to be derived by the Group from a contract are lower than the unavoidable costs of meeting the future obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Group recognises any impairment loss on the assets associated with that contract.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

7	Property, plant and equipment	Construction Equipment	Immovable Properties	Office Equipment	Vehicles	Plant & Machinery	Furniture & Fixture	Mobile Instruments	Computer, Laptop & Server	Total
	Deemed Cost									
	As at April 1, 2021	10.97	690.34	5.78	163.48	12.84	51.11	2.52	6.36	943.40
	Additions	18.36	-	0.56	9.30	-	8.66	3.22	8.13	48.22
	Disposals/ reclassifications	(2.84)	-	2.54	(4.14)	1.87	(1.61)	-	-	(4.17)
	As at March 31, 2022	26.49	690.34	8.88	168.64	14.71	58.16	5.74	14.49	987.45
	Additions	-	-	3.17	12.60	-	1.64	2.80	12.33	32.54
	Disposals/ reclassifications	(0.02)	-	-	(48.38)	-	-	(0.58)	(0.01)	(48.99)
	As at March 31, 2023	26.47	690.34	12.05	132.86	14.71	59.79	7.96	26.80	970.99
	Depreciation									
	As at April 1, 2021	2.51	93.95	2.91	65.10	6.89	25.97	1.18	2.16	200.68
	Depreciation expense for the year	0.70	28.36	1.00	17.15	2.15	6.88	1.99	4.12	62.35
	Eliminated on disposal of assets/ reclassifications	-	-	-	(3.93)	-	-	-	-	(3.93)
	As at March 31, 2022	3.21	122.31	3.90	78.32	9.05	32.85	3.17	6.29	259.09
	Depreciation expense for the period	4.95	27.01	2.23	15.94	1.03	6.09	2.79	9.36	69.41
	Eliminated on disposal of assets/ reclassifications	-	-	-	(30.09)	-	-	(0.54)	-	(30.64)
	As at March 31, 2023	8.17	149.32	6.13	64.17	10.08	38.94	5.42	15.66	297.87
	As at March 31, 2023	18.31	541.02	5.92	68.70	4.63	20.86	2.54	11.15	673.12
	As at March 31, 2022	23.28	568.03	4.98	90.32	5.66	25.31	2.56	8.20	728.35

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

- 7.1 There are no impairment losses recognised during the year ended March 31, 2023 and March 31, 2022.
- 7.2 No borrowing cost was capitalised during the current year and previous year.
- 7.3 Assets pledged as security
- Office building with a carrying amount of ₹ 520.71 Lakhs (as at March 31, 2022: ₹ 546.82 Lakhs) included in the block of Immovable properties have been pledged to secure borrowings of the Company. The Company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.
- Maruti WagonR Motor car with a carrying amount of ₹ 3.45 Lakhs (as at March 31, 2022: ₹ 5.01) included in the block of Vehicles have been pledged to secure borrowings of the Company. The Company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.
- Royal Enfield Motor Bike with a carrying amount of ₹ 1.55 Lakhs (as at March 31, 2022: ₹ 2.09) included in the block of Vehicles have been pledged to secure borrowings of the Company. The Company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.
- Toyota Motor car with a carrying amount of ₹ 9.16 Lakhs (as at March 31, 2022: ₹ Nil) included in the block of Vehicles have been pledged to secure borrowings of the Company. The Company is not allowed to pledge that vehicle as security for other borrowings or to sell it to another entity.
- Refer Note. 21 for more details regarding Property, plant and equipment pledged as security for borrowings.
- 7.4 The Group does not hold any immovable property (other than properties where the Group 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 Group.
- 7.5 The Group has not revalued its property, plant and equipment as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.
- 7.6 There are no capital work-in-progress during each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

8 Intangible assets

	Computer software	Total
Deemed Cost		
As at April 1, 2021	3.96	3.96
Additions	2.30	2.30
Disposals/ reclassifications	-	-
As at March 31, 2022	6.27	6.27
Additions	2.73	2.73
Disposals/ reclassifications	-	-
As at March 31, 2023	8.99	8.99
Accumulated amortisation and impairment		
As at April 1, 2021	2.80	2.80
Amortisation expenses	0.91	0.91
Eliminated on disposal of assets/ reclassifications	-	-
As at March 31, 2022	3.71	3.71
Amortisation expenses	1.29	1.29
Eliminated on disposal of assets/ reclassifications	-	-
As at March 31, 2023	5.00	5.00
As at March 31, 2023	3.99	3.99
As at March 31, 2022	2.55	2.55

8.1 The Group has not revalued its intangible assets as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

9 Intangible assets under development

	For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of the year	-	-
Additions	54.28	-
Deletions	-	-
Balance at the end of the year	54.28	-

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

9.1 Intangible assets under development ageing

Ageing for intangible assets under development as at March 31, 2023 is as follows:

As at March 31, 2023

Amount in Intangible assets under development for a period of	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
Projects in progress	54.28	-	-	-	54.28
Projects temporarily suspended	-	-	-	-	-

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

10	Investment in subsidiaries, associates, joint ventures & Partnership firm	As at March 31, 2023		As at March 31, 2022	
		"Quantity (Nos.)/ Holding (%)"	Amount	"Quantity (Nos.)/ Holding (%)"	Amount
	Unquoted Investments (all fully paid)				
	Investments in associates				
	Sumit Realty Private Limited	17,500	172.57	17,500	174.54
	(Equity Shares of the face value of ₹ 10/- each fully paid-up)				
	Total investments in associates		172.57		174.54
	Unquoted Investments (all fully paid)				
	Investments in Joint venture				
	Sumit Kundil Joint Venture	50%	429.55	50%	419.44
	Sumit Chetna Ventures	67%	-	67%	392.14
	Sumit Pramukh Ventures	60%	261.95	60%	248.16
	Sun Sumit Ventures	25%	513.90	25%	453.15
	Sumit Snehashish Joint Venture	50%	(75.70)	50%	20.24
	Sumit Snehashish Venture	30%	116.86	30%	248.69
	Total investments in Joint venture		1,246.56		1,781.82
	Total investments		1,419.13		1,956.36
	Aggregate book value of quoted investments		-		-
	Aggregate market value of quoted investments		-		-
	Aggregate carrying value of unquoted investments		1,419.13		1,956.36
	Aggregate amount of impairment in value of investments in subsidiaries		-		-
11	Other investments	As at March 31, 2023		As at March 31, 2022	
		Qty.	Amount	Qty.	Amount
	Unquoted Investments (all fully paid)				
	Investment in equity instruments (at FVTPL)				

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Saraswat Bank Shares	2,500	0.25	2,500	0.25
(Equity Shares of the face value of ₹ 10/- each fully paid-up)				
Goa Urban Bank Share Money*	5	-	5	-
(Equity Shares of the face value of ₹ 10/- each fully paid-up)				
Total investments		0.25		0.25
Aggregate book value of quoted investments		-		-
Aggregate market value of quoted investments		-		-
Aggregate carrying value of unquoted investments		0.25		0.25
Aggregate amount of impairment in value of investments in Limited Liabilities Partnership		-		-

11.1 Category-wise other investments - as per Ind AS 109 classification

	As at March 31, 2023	As at March 31, 2022
Financial assets carried at fair value through profit or loss (FVTPL)		
Investment in unquoted equity shares	0.25	0.25
Total	0.25	0.25

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

12 Non-current loans

	As at March 31, 2023	As at March 31, 2022
Loans	-	458.79
Total	-	458.79

12.1 Details of 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.

(a) As at March 31, 2023

	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-

(b) As at March 31, 2022

	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	458.79	100%

13 Other financial asset

	As at March 31, 2023	As at March 31, 2022
Non-current		
Security deposits		
- Considered good - unsecured	1,000.39	397.60

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Bank deposits with remaining maturity of more than 12 months	348.86	185.40
	1,349.25	583.00
Current		
Advances		
- to staff	10.33	10.96
- to related parties	338.83	153.42
- to others	124.32	139.32
Maintenance, Society Charges and other charges receivable	7.48	133.23
Other receivables	84.21	177.33
	565.17	614.26
14 Non-current tax asset (net)		
	As at March 31, 2023	As at March 31, 2022
Income Tax refund, TDS Receivable (net of provisions)	190.48	100.74
Total	190.48	100.74
15 Other assets		
Particulars	As at March 31, 2023	As at March 31, 2022
Non-current		
Contract asset	13.59	118.60
Security deposits	158.52	139.73
Other Assets*	359.11	-
Total	531.22	258.33
Current		
Advances to suppliers	279.60	265.76
Balances with government authorities (other than income taxes)		
- GST	95.63	94.26
Contract assets	-	-
Others	65.55	18.92
Prepaid expenses	161.35	99.54
Total	602.13	478.48

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

* Includes share expenses of Rs. 15.74 Lakhs incurred on issue of share warrants which will be adjusted with securities premium on issue of shares to the holders of share warrants.

16 Inventories

Particulars	As at March 31, 2023	As at March 31, 2022
Inventories (at lower of cost and net realisable value)		
Building Materials	122.89	12.71
Land Stock	803.19	803.09
Work-in-progress	17,297.07	13,386.40
Stock of units in completed real estate projects	675.85	550.31
Total	18,899.00	14,752.51

The cost of inventories recognised as an expense during the year was ₹ 8748.02 Lakhs (March 31, 2022: 6358.88 Lakhs). The mode of valuation of inventories has been stated in note 6.10.

Refer note 21 for details of inventories pledged as security for borrowings.

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

17 Trade Receivables

	As at March 31, 2023	As at March 31, 2022
Current		
Unsecured, considered good	2,523.08	1,510.79
Less: Expected credit loss allowance	-	-
	2,523.08	1,510.79

17.1 The average credit period generally ranged from 30 -60 days.

17.2 The ageing schedule of Trade receivables is as follows:

As at March 31, 2023

	Outstanding for the following period :*					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed						
Considered good	1,991.00	1.87	183.33	64.68	197.61	2,438.48
Credit impaired	-	-	-	-	-	-
Disputed						
Considered good	-	-	34.95	49.65	-	84.60
Credit impaired	-	-	-	-	-	-

As at March 31, 2022

	Outstanding for the following period :*					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed						
Considered good	1100.06	38.16	168.78	45.50	158.29	1,510.79
Credit impaired	-	-	-	-	-	-
Disputed						
Considered good	-	-	-	-	-	-
Credit impaired	-	-	-	-	-	-

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

The ageing has been given based on gross trade receivables without considering expected credit loss allowance.

* For the purposes of presentation of the aging schedule, the invoice date has been considered as the due date by the Company. Accordingly, there are no “not due” invoices as at each reporting date.

18 Cash and bank balance

	As at March 31, 2023	As at March 31, 2022
A. Cash and cash equivalents		
Balances with banks		
- In current account	510.45	449.67
- In deposit account	22.04	239.30
Cash on hand	13.11	12.46
Total	545.60	701.43
B. Bank balance other than cash and cash equivalent		
In term deposit accounts		
- With remaining maturity of less than 12 months but more than 3 months	4.27	21.27
Total	4.27	21.27

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

19 Equity share capital	As at March 31, 2023	As at March 31, 2022
Authorised share capital		
4,50,00,000 Equity shares of ₹ 10/- each	4,500.00	
(Previous Year : 3,50,00,000 Equity shares of ₹ 10/- each)		3,500.00
Issued and subscribed capital comprises:		
3,05,87,044 (Previous year 3,05,87,044) Equity Shares of ₹ 10/- each	3,058.70	3,058.70
Total	3,058.70	3,058.70

19.1 The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity share will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

19.2 Details of shares held by each shareholder holding more than 5% shares

	As at March 31, 2023	
	Number of shares held	% holding of equity shares
Fully paid equity shares		
Subodh R. Nemlekar	55,09,064	18.01%
Bhushan S. Nemlekar	16,09,090	5.26%
Mitaram R. Jangid	71,74,974	23.46%
Sharda M Jangid	16,63,090	5.44%
Sumit Infotech Pvt. Ltd.	20,79,546	6.80%
	As at March 31, 2022	
	Number of shares held	% holding of equity shares
Fully paid equity shares		
Subodh R. Nemlekar	55,09,064	18.01%
Bhushan S. Nemlekar	16,09,090	5.26%
Mitaram R. Jangid	71,74,974	23.46%
Sharda M Jangid	16,63,090	5.44%
Sumit Infotech Pvt. Ltd.	20,79,546	6.80%

Sumit Woods Limited
Notes forming part of the Standalone financial statements
All amounts are ₹ in Lakhs unless otherwise stated

19.3 A reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period.			
	Units	Amount	
As at April 1, 2021	3,05,87,044	3,058.70	
Issued during the period	-	-	
As at March 31, 2022	3,05,87,044	3,058.70	
Issued during the period	-	-	
As at March 31, 2023	3,05,87,044	3,058.70	
19.4 Shareholding of promoters			
As at March 31, 2023			
Name of promoter	No. of shares	% of total shares	% change during the year
Sharda Mitaram Jangid	16,63,090	5.44%	-
Subodh Ramakant Nemlekar	55,09,064	18.01%	-
Mitaram Ramlal Jangid	71,74,974	23.46%	-
Bhushan Subodh Nemlekar	16,09,090	5.26%	-
Kavita Bhushan Nemlekar	13,92,636	4.55%	-
Mitasu Woods Private Limited	26	0.00%	-
Sumit Infotech Private Limited	20,79,546	6.80%	-
Dhanashri Subodh Nemlekar	2,72,728	0.89%	-
Varsha Vishal Jadhav	8,72,728	2.85%	-
Mitaram Ramlal Jangid (HUF)	8,18,182	2.67%	-
Sumit Construction (Firm) Through Partner Subodh Nemlekar	26	0.00%	-
As at March 31, 2022			
Name of promoter	No. of shares	% of total shares	% change during the year
Sharda Mitaram Jangid	16,63,090	5.44%	-
Subodh Ramakant Nemlekar	55,09,064	18.01%	-
Mitaram Ramlal Jangid	71,74,974	23.46%	-
Bhushan Subodh Nemlekar	16,09,090	5.26%	-
Kavita Bhushan Nemlekar	13,92,636	4.55%	-
Mitasu Woods Private Limited	26	0.00%	-
Sumit Infotech Private Limited	20,79,546	6.80%	-
Dhanashri Subodh Nemlekar	2,72,728	0.89%	-
Varsha Vishal Jadhav	8,72,728	2.85%	-
Mitaram Ramlal Jangid (HUF)	8,18,182	2.67%	-
Sumit Construction (Firm) Through Partner Subodh Nemlekar	26	0.00%	-

20 Other equity			
		As at March 31, 2023	As at March 31, 2022
Reserves and surplus			
Securities premium reserve		1,284.18	1,284.18
Retained earnings		1,993.34	1,253.56
Money received against share warrants		375.00	-
Total		3,652.52	2,537.74
20.1 Securities premium reserve			
		For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of year		1,284.18	1,284.18
Addition on account of issue of shares		-	-
Balance at end of year		1,284.18	1,284.18
20.2 Retained earnings			
		For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of year		1,253.56	1,345.63
Remeasurement of defined benefits plan		(24.24)	(1.22)
Profit/(Loss) attributable to owners of the Company		764.03	(90.85)
Balance at end of year		1,993.34	1,253.56
20.3 Money received against share warrants			
		For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of year		-	-
Share warrants issued during the year		375.00	-
Balance at end of year		375.00	-

During the year, the company has issued 1,00,00,000 Share Warrants, convertible into equity shares, to the promoters and specified person on preferential basis at a price of Rs. 15/- per warrant by passing special resolution in EGM held on 28.11.2022. Company has received 25% amount for the warrants issued. Upon exercise of the option of conversion of the warrants into Equity shares by the warrant holder, the price equivalent to 75% of the issue price per warrant shall be payable on exercising the right of conversion of warrants.

The proceeds of the preferential issue fully utilized to meet the funding requirements for the growth in the business of the Company, repayment of debts, working capital requirements and/or for general corporate purposes.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

21 Borrowings			
Particulars	As at 31, 2023	As at March 31, 2022	
Non-current			
Secured borrowings at amortised cost:			
- Term loans- from banks and NBFC (refer note A below)	7,973.77	6,494.08	
- Vehicle loans- from banks (refer note A below)	11.25	4.86	
Unsecured borrowings			
- Loans and advances from others parties	2,312.46	1,612.10	
- Loans and advances from related parties (refer note B below)	2,202.47	2,138.27	
	12,499.95	10,249.31	
Current			
Current maturities of long-term debt	671.22	245.69	
Unsecured borrowings			
- Loans and advances from related parties (refer note B below)	667.93	550.96	
	1,339.15	796.65	

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

21.1 The details of security, repayment terms and interest are as follows:

A) The terms of repayment of term loans and other loans are stated below:

As at March 31, 2023

Particulars	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
I. State Bank of India			
Security	-	Repayable in 46 months including moratorium period of 29 Months	
Primarily secured on unsold units of Company's project i.e. Sumit mount 05, Sumit Plumeria, Sumit Bells III, Sumit Bells Plot A	559.42	Repayable in 50 months including moratorium period of 32 Months	The applicable rate is 13.15%
	-	Repayable in 22 months including moratorium period of 12 Months	
	192.75	Repayable in 50 months including moratorium period of 38 Months	
	189.87	Repayable in 60 months including moratorium period of 24 Months	The applicable rate is 9.25%
II. ICICI Bank			
a) Retail Trade Finance			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	696.01	Repayable on 122 Equated Monthly Installments	The applicable rate is 12.35%

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

b) Top Up Loan facility			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	82.73	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 9.25%
c) Motor Car Loan			
Secured against the company's Vehicle Maruti WagonR	3.67	Repayable on 60 Equated Monthly Installments	The applicable rate is 8.00%
d) Bike Loan			
Secured against the company's Vehicle Royal Enfield	1.19	Repayable on 36 Equated Monthly Installments	The applicable rate is 15.00%
III. Bajaj Housing Finance Ltd			
a) Construction Finance Facility for Project Arcenciel			
Secured against the present and future FSI of the Project 'Arcenciel' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project and all insurance proceeds, both present and future cash flows of the project	19.31	Repayable in 54 months including moratorium period of 24 Months	The applicable Interest rate is 15.90% p.a.
b) ECLGS towards Project Arcenciel			
Secured against the present and future FSI of the Project 'Arcenciel' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project and all insurance proceeds, both present and future cash flows of the project	105.56	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 13.40%
c) Construction Finance Facility for Project Sumit One			

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Secured against the development rights of project Sumit One, present and future FSI of the Project 'Sumit One' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project Sumit One and all insurance proceeds, both present and future cash flows of the project	980.17	Repayable in 66 months including moratorium period of 36 Months	The applicable rate is 14.50%
d) Construction Finance Facility for Project Arcenciel			
Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project "Arcenciel" and all insurance proceeds, both present and future cash flows of the project	889.22	Repayable in 36 months including moratorium period of 18 Months	The applicable Interest rate is 14.60% p.a.
e) Construction Finance Facility for Project Arcenciel			
Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project "Arcenciel" and all insurance proceeds, both present and future cash flows of the project	493.05	Repayable in 24 months including moratorium period of 12 Months	The applicable Interest rate is 14.25% p.a.
IV. Capri Global Capital Ltd			
Secured against the development rights of project Sumit Atulyam, Prjoect land and TDR, FSI of the Project 'Sumit Atulyam' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project Sumit Atulyam and all insurance proceeds, both present and future cash flows of the project & Shares of Sumit Matunga Builders pvt Ltd.	2,091.66	Repayable in 60 months	The applicable rate is 15.35%
V. Fullerton India Home Finance Company Limited			
Secured against First and exclusive charge over the Flat-302, 303, 1503,1601, and 1602, Shop no- 1 & 2 (combined into one unit), Ground, 3rd, 15th and 16th floor, Sun Sumit Enclave CHS ,Development Rights including all the structures built thereon and entire movable fixed and current assets of the Project both present and future excluding that of units allotted to landowners or units already sold	190.01	Repayable in 24 months	The applicable rate is 17.30%
VI. Tata Capital Housing Finance Company Limited			

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

<p>Exclusive charge by way of registered mortgage on development rights, present & future construction and/or unsold area (excluding units belonging to tenants of “Shri Gurukrishna Co- operative Housing Society Limited”) in the residential redevelopment project ‘Sumit Gurukrishna’. Second charge on security flat proposed to be given to society members as guarantee Receivables. Exclusive charge by way of hypothecation on all the receivables including sold, unsold, insurance receipts, development and other charges and any cash flow from Sumit Woods limited’s units in the Project.</p>	2,153.20	Repayable in 60 months including moratorium period of 36 Months	The applicable rate is 14.05%
VII. HDFC Bank Limited			
Secured against the Toyota Car	8.42	Repayable on 39 Equated Monthly Installments	The applicable Interest rate is 7.25% p.a. fixed rate.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

As at March 31, 2022			
Particulars	Terms of repayment	Rate of interest (P.A.)	
Amount outstanding			
I. State Bank of India			
Security			
Primarily secured on unsold units of Company's project i.e. Sumit mount 05, Sumit Plumeria, Sumit Bells III, Sumit Bells Plot A	120.19	Repayable in 46 months including moratorium period of 29 Months	
	452.60	Repayable in 50 months including moratorium period of 32 Months	4.00% above EBLR which presently 6.65%, thus effective rate being 10.65% p.a
	100.44	Repayable in 22 months including moratorium period of 12 Months	
	25.83	Repayable in 50 months including moratorium period of 38 Months	
	191.03	Repayable in 60 months including moratorium period of 24 Months	The applicable rate is 7.40%
II. ICICI Bank			
a) Retail Trade Finance			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	753.15	Repayable on 122 Equated Monthly Installments	The applicable rate is 9.85%

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

b) Top Up Loan facility			
Secured against the registered office of Sumit Woods Limited situated at B/1101, Express Zone , Opp Reilance Office, Malad (East), Mumbai	135.53	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 8.25%
c) Motor car loan			
Secured against the company's Vehicle Maruti WagonR	4.67	Repayable in 60 Equated months Installments	The applicable rate is 8.00%
d) Bike loan			
Secured against the company's Vehicle Royal Enfield	2.02	Repayable in 36 Equated months Installments	The applicable rate is 15.00%
III. Bajaj Housing Finance Ltd			
a) Construction Finance Facility for Project Arcenciel			
Secured against the present and future FSI of the Project 'Arcenciel' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project and all insurance proceeds, both present and future cash flows of the project	2,216.07	Repayable in 54 months including moratorium period of 24 Months	The applicable Interest rate is 13.40%
b) ECLGS towards Project Arcenciel			
Secured against the present and future FSI of the Project 'Arcenciel' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project and all insurance proceeds, both present and future cash flows of the project	172.22	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 13.40%
c) Construction Finance Facility for Project Sumit One			
Secured against the development rights of project Sumit One, present and future FSI of the Project 'Sumit One' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project Sumit One and all insurance proceeds, both present and future cash flows of the project	836.45	Repayable in 66 months including moratorium period of 36 Months	The applicable Interest rate is 12.00%

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

IV. Capri Global Capital Ltd			
Secured against the development rights of project Sumit Atulyam, Prjoect land and TDR, FSI of the Project 'Sumit Atulyam' and Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the project Sumit Atulyam and all insurance proceeds, both present and future cash flows of the project & Shares of Sumit Matunga Builders pvt Ltd.	1,275.62	Repayable in 60 months	The applicable rate is 14.25%
V. Fullerton India Home Finance Company Limited			
Secured against First and exclusive charge over the Flat-302, 303, 1503,1601, and 1602, Shop no- 1 & 2 (combined into one unit), Ground, 3rd, 15th and 16th floor, Sun Sumit Enclave CHS, Development Rights including all the structures built thereon and entire movable fixed and current assets of the Project both present and future excluding that of units allotted to landowners or units already sold.	458.79	Repayable in 24 months	The applicable rate is 15.50%
B: Loans from related parties includes loans from directors of Rs 927.77 Lakhs (as at March 31, 2022: ₹ 1064.67 Lakhs) which are unsecured & interest bearing.			
As at March 31, 2023			
Loan Taken From	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
Mitaram Jangid	428.79	Repayable in 137 months	The applicable rate is 12.35%
Mitaram Jangid	51.63	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 9.25%
Bhushan Nemlekar	396.79	Repayable in 115 months	The applicable rate is 12.35%

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Bhushan Nemlekar	50.57	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 9.25%
------------------	-------	---	------------------------------

As at March 31, 2022

Loan Taken From	Amount outstanding	Terms of repayment	Rate of interest (P.A.)
Mitaram Jangid	463.40	Repayable in 125 months	The applicable rate is 9.85%
Mitaram Jangid	82.45	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 8.25%
Bhushan Nemlekar	438.08	Repayable in 115 months	The applicable rate is 9.85%
Bhushan Nemlekar	80.75	Repayable in 48 months including moratorium period of 12 Months	The applicable rate is 8.25%

21.2 There are no breach of contractual terms of the borrowing during the year ended March 31, 2023 and March 31, 2022.

21.3 Reconciliation of liabilities arising from financing activities

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Company's statement of cash flows as cash flows from financing activities.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
 All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Term loans- from banks	Vehicle loans- from banks	Loans and advances from others parties	Loans and advances from related parties
As at April 1, 2021	3,246.54	-	1,087.24	2,160.70
Financing cash flows	3,423.73	4.84	498.95	504.47
Non-cash changes				
Interest accruals but not paid	7.83	0.02	25.92	24.06
Accredition of transaction cost	61.67	-	-	-
As at March 31, 2022	6,739.77	4.86	1,612.11	2,689.23
Financing cash flows	1,848.89	6.58	700.36	88.73
Non-cash changes				
Interest accruals but not paid	-	-	-	92.44
Accredition of transaction cost	56.14	-	-	-
As at March 31, 2023	8,644.81	11.44	2,312.47	2,870.40
22 Provisions				
	As at March 31, 2023			As at March 31, 2022
Non-current				
Employee benefits				
- for gratuity (refer Note 39)		35.70		5.90
		35.70		5.90
Current				
Employee benefits				
- for gratuity (refer Note 39)		18.27		8.92
		18.27		8.92
23 Deferred tax liabilities (net)				
23.1 Movement in deferred tax balances				
Particulars	For the year ended March 31, 2023			
	Opening balance	Recognised in profit and Loss	Recognised in OCI	Closing balance
Deferred tax (liabilities)/assets in relation to:				
Property, plant and equipment and other intangible assets	18.04	(0.70)	-	17.34
Borrowings	(62.77)	(11.19)	-	(73.96)

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Provisions	(0.97)	1.63	8.15	8.82
Others	(11.46)	-	-	(11.46)
Net tax asset/(liabilities)	(57.16)	(10.26)	8.15	(59.27)

23.2 Movement in deferred tax balances

Particulars	For the year ended March 31, 2022			
	Opening balance	Recognised in profit and Loss	Recognised in OCI	Closing balance
Deferred tax (liabilities)/assets in relation to:				
Property, plant and equipment and other intangible assets	21.07	(3.03)	-	18.04
Borrowings	(30.84)	(31.93)	-	(62.77)
Provisions	(1.53)	0.15	0.41	(0.97)
Others	(16.83)	5.37	-	(11.46)
Net tax asset/(liabilities)	(28.13)	(29.44)	0.41	(57.16)

24 Trade payables

	As at March 31, 2023	As at March 31, 2022
Trade payables		
Due to micro and small enterprises	96.53	12.75
Due to other than micro and small enterprises	999.68	755.46
Total	1,096.21	768.21

The average credit period on purchases is 90 days. No interest is charged by the trade payables.

24.1 Disclosures required under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006, (MSMED Act)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	96.53	12.75
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

24.2 The ageing schedule of Trade Payables is as follows:

As at March 31, 2023

	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	> 3 years	
Undisputed						
MSME	1.96	94.34	0.24	-	-	96.53
Others	8.17	864.63	17.91	9.04	99.91	999.68
Disputed						
MSME	-	-	-	-	-	-
Others	-	-	-	-	-	-

As at March 31, 2022

	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	> 3 years	
Undisputed						
MSME	2.70	8.66	0.84	0.05	0.49	12.75
Others	160.65	295.59	15.99	63.53	219.70	755.46
Disputed						
MSME	-	-	-	-	-	-
Others	-	-	-	-	-	-

25 Other financial liabilities

	As at March 31, 2023	As at March 31, 2022
Current		
Employee expenses payable	191.85	198.30
Security Deposits received	2.80	113.00
Maintenance, Society Charges and other charges Payable	50.54	62.68
Other expenses payable	429.68	250.77
Total	674.87	624.75

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

26 Current tax liabilities (net)	As at March 31, 2023	As at March 31, 2022
Provision for tax (net)	146.84	73.56
Total	146.84	73.56
27 Other current liabilities	As at March 31, 2023	As at March 31, 2022
Statutory Liabilities		
- GST payable	71.16	34.11
- Others	74.32	30.72
Contract liabilities (Advance from customers)	2,523.89	1,701.35
Liabilities for Cancelled flat	4.80	198.80
Total	2,674.17	1,964.98

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

28 Revenue from operations

	For the year ended March 31, 2023	For the year ended March 31, 2022
Sale of Units in Projects	9,835.13	5,951.30
Brokerage Income	141.82	66.81
Development Manager Fees and compensation	-	30.00
Office Maintenance Charges	8.80	13.79
Other operating revenues	158.65	545.98
	10,144.40	6,607.88

28.1 There are no impairment losses on trade receivable recognised in Statement of profit and loss for the year ended March 31, 2023.

28.2 The Company recognises revenue as per Ind AS 115 'Revenue from Contracts with Customers'. The revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred for the respective projects determining the degree of completion of the performance obligation.

28.3 Contract balances

The following table provides information about receivables from contracts with customers:

	As at March 31, 2023	As at March 31, 2022
Trade receivables	2,523.08	1,510.79
Contract liabilities	2,523.89	1,701.35

Contract liabilities include amount received from the customer as per the installments stipulated in the buyer agreement to deliver properties once the properties are complete and control is transferred to customers. The opening balance of these accounts, as disclosed below,

	For the year ended March 31, 2023	For the year ended March 31, 2022
Movement in Contract liability		
Contract liabilities at the beginning of the period	1,701.35	1,516.11
Amount received/adjusted against contract liability during the year	9,661.25	6,590.28
Performance obligations satisfied during the year (Revenue recognition basis)	(8,838.71)	(6,405.04)
Contract liabilities at the end of the period	2,523.89	1,701.35

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

28.4 The Company receives payments from customers based upon contractual billing schedules. Accounts receivable are recorded when the right to consideration becomes unconditional.

28.5 Reconciliation of revenue recognised in the statement of profit and loss with the contracted price

	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue from contracts with customers (as per Statement of Profit and Loss)	9,835.13	5,951.30
Add: Discounts, rebates, refunds, credits, price concessions	4.65	-
Contracted price with the customers	9,839.78	5,951.30

28.6 Information about the Company's performance obligation for material contracts are summarised below:

The performance obligation of the Company in case of sale of residential plots and apartments and commercial office spaces is satisfied once the project is completed and control is transferred to the customers.

The customer makes the payment for contracted price as per the installment stipulated as per the agreement.

29 Other Income

	For the year ended March 31, 2023	For the year ended March 31, 2022
(a). Interest Income		
Interest income earned on financial assets that are not designated as at fair value through profit or loss:		
- Bank deposits (at amortised cost)	19.79	7.16
- Interest income on refundable security deposit as per Ind As	64.08	24.20
- Other financial assets carried at amortised cost	38.85	28.77
	122.72	60.13
(b). Other non-operating income (net of expenses directly attributable to such income)		
Rent received	4.59	8.50
Sundry credit balances written back	3.57	2.01
Insurance maturity Proceeds	7.65	-
Miscellaneous income	7.01	6.72
	22.82	17.23
(c). Other gains and losses		
Profit on sale of asset	0.13	0.92

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

	0.13	0.92
(a + b + c)	145.67	78.28
30 Changes in inventories		
	For the year ended March 31, 2023	For the year ended March 31, 2022
A. Opening stock:		
Work-in-Progress, Raw Material and Finished Goods	14,752.52	10,670.83
B. Closing stock:		
Work-in-Progress, Raw Material and Finished Goods	18,899.00	14,752.52
A - B	(4,146.48)	(4,081.69)
31 Employee benefits expenses		
	For the year ended March 31, 2023	For the year ended March 31, 2022
Salaries and Wages	734.62	472.34
Remuneration to Directors	297.00	242.80
Gratuity	8.55	4.39
Contribution to provident and other funds	23.17	15.86
Staff Welfare Expenses	29.94	14.91
	1,093.28	750.30
32 Constructions & Development Expenses		
	For the year ended March 31, 2023	For the year ended March 31, 2022
Site labour & other contract costs	3,799.88	1,833.86
Costs of permissions and other land conversion costs	2,601.49	4,661.84
Costs of hiring plant and equipment	27.33	10.79
Costs of design and technical assistance	81.55	73.74
Construction or development overheads	1,898.95	763.14
Selling & Distribution Expenses	421.83	249.16
Administrative Expenses relating to project	55.94	62.52
	8,886.97	7,655.05

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

33 Finance Costs	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest on loans from banks and financial institutions	1,052.76	548.85
Interest on Unsecured loans	429.26	194.22
Unwinding of transaction cost	56.14	53.92
Other finance costs	0.76	2.61
Total	1,538.92	799.60
34 Depreciation and amortisation expense	For the year ended March 31, 2023	For the year ended March 31, 2022
Depreciation of property, plant and equipment	69.41	62.35
Amortisation of intangible assets	1.29	0.91
Total depreciation and amortisation expenses	70.70	63.26
35 Other expenses	For the year ended March 31, 2023	For the year ended March 31, 2022
Advertisement expenses	16.01	10.32
Auditors Remuneration	10.58	8.38
Brokerage expenses	42.19	25.54
Business Promotion Expenses	21.28	11.78
Computer Maintenance Expenses	0.71	1.02
Commission	1.81	-
Consulting Fees	0.36	16.04
Conveyance	4.47	2.14
Corporate Social Responsibility	2.31	18.99
Courier, Postage, Telegram Charges	0.51	0.37
Diwali Expenses	2.90	4.56
Donation	33.95	3.54
Electricity Expenses & Material	11.25	8.76
ROC charges	0.84	0.44
Legal Fees & Charges	0.83	0.59
Maintenance charges	15.46	4.35
Office Repairs & Maintenance	24.12	18.48
Professional Fees	78.52	20.32
Rates and Taxes (includes Vat and Service tax)	72.64	140.28
Sundry balance written off	179.64	0.80
Subscription Charges	4.53	3.06

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Unwinding of Security deposits	152.61	-
Telephone & Mobile Expenses	7.99	7.62
Travelling Expenses	0.65	0.94
Vehicle Expenses	28.98	15.54
Xerox , Printing & Stationery	16.93	9.50
Other Misc epxenses (each expenses below 1 lakh)	37.26	24.08
Total	769.33	357.44

35.1 Payments to auditors

	For the year ended March 31, 2023	For the year ended March 31, 2022
a) For audit	5.33	5.93
b) For Internal Audit	1.40	1.20
c) For Taxation Matter	1.35	0.25
d) Certification work	2.50	1.00
Total	10.58	8.38

35.2 Corporate Social Responsibility (CSR)

	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) amount required to be spent by the company during the year	-	-
(b) amount of expenditure incurred for CSR expenses of Current year	2.31	-
(c) shortfall at the end of the year out of the amount required to be spent by the Company during the year	-	-
(d) total of previous years shortfall	-	18.81
(e) reason for shortfall	Not Applicable	Considering the cash flow availability and current financial position and shortfall of the working capital, company was unable to spend the entire CSR amount. However the company has transferred within time the unspent CSR amount.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

(f) amount of expenditure incurred for previous year shortfall	-	18.95
(g) nature of CSR activities	Education	Covid Vaccination & Education
(h) details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	-	-
(i) where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately	-	-
36 Current tax and deferred tax		
36.1 Income tax recognised in profit and loss		
Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Current tax:		
In respect of current year	220.72	108.71
In respect of prior periods		
- Excess tax provision of earlier years reversed	(13.68)	(2.00)
	207.04	106.71
Deferred tax:		
In respect of current year origination and reversal of temporary differences	10.26	29.44
	10.26	29.44
Total	217.30	136.15

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

36.2 Income tax recognised in other comprehensive income

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Deferred tax:		
Remeasurement of defined benefit obligations	8.15	0.41
	8.15	0.41
Classification of income tax recognised in other comprehensive income		
Income taxes related to items that will not be reclassified to profit or loss	8.15	0.41
Income taxes related to items that will be reclassified to profit or loss	-	-
Total	8.15	0.41

36.3 Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit/(loss) before tax	909.80	(195.85)
Income tax expense calculated at 22% plus surcharge 10% & cess 4%	228.98	-
DTA not recorded on losses of Subsidiary & LLP firms	46.51	-
Income tax expense of Subsidiaries for FY 21-22	-	106.71
Effects of expenses that are not deductible in determining taxable profits	74.35	-
Effect of income that is exempt from taxation	-	-
Effect of expenses deductible in determining taxable profits	(40.68)	-
Others	(10.85)	-
Effect of previously unused brought forward tax losses	(77.59)	-
Excess tax provision of earlier years reversed	(13.67)	-
Deferred Tax recognised during the period	10.25	29.44
Income tax expense recognised In profit or loss	217.30	136.15

Note:

In pursuance of Section 115BAA of the Income Tax Act, 1961 announced by the Government of India through Taxation Laws (Amendment) Ordinance, 2019, the Sumit Woods Limited has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Holding Company has exercised this option to avail lower tax rate benefit.

The tax rate used for March 31, 2023 and March 31, 2022, in reconciliations above is the corporate tax rate of 22% & 22% respectively (plus surcharge and cess as applicable) on taxable profits under Income Tax Act, 1961.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

36.4 Deferred tax

The Company had not recognised deferred tax asset ₹ 42.51 lakhs as at March 31, 2022 with respect to its tax losses and other temporary differences as it was unable to quantify the probability of its off-set against estimated immediate future profits. The estimated future profits are based on estimated business plan, hence, the recognition is sensitive to the changes in the business plan.

Details of the amount and expiry date of deductible temporary differences, unused tax losses, and unused tax credits for which no deferred tax asset is recognised in the balance sheet:

Particulars	As at March 31, 2023	As at March 31, 2022
Business losses	-	109.74
Carry forward depreciation	-	59.15

The unrecognised tax credits with respect to business losses will expire between the Assessment year 2030-2031 for AY 2022-23 losses.

- 36.5 The Company does not have any transaction that were not recorded in the books of accounts and were surrendered or disclosed in the income tax assessments under the Income Tax Act, 1961.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

37 Contingent Liabilities (to the extent not provided for):

During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bharat Co-operative Bank (Mumbai) Ltd for Sun Sumit Venture's loan of ₹ 1000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 274.67 Lakhs.

Particulars	As at March 31, 2023	As at March 31, 2022
Income Tax matters in disputes	467.94	468.41
GST Matters in disputes	47.72	80.87
VAT Matters in dispute	3.47	3.47
Service Tax Matters in Dispute	114.23	114.23

38 Earning per share

	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit attributable to Equity shareholders	764.03	(90.85)
Weighted average number of Ordinary shares for computing - Basic earnings per share	3,05,87,044	3,05,87,044
Weighted average number of Ordinary shares for computing - Diluted earnings per share	3,31,10,839	3,05,87,044
Nominal value per share (Rs.)	10	10
Basic EPS (in Rupees)	2.50	(0.30)
Diluted EPS (in Rupees)	2.31	(0.30)

There have been no transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of the completion of these financial statements which would require the restatement of EPS.

38 Segment information

In line with the provisions of Ind AS 108 - Operating segments and basis the review of operations being done by the board and the management, the operations of the Company fall under colonization and real estate business, which is considered to be the only reportable segment.

38.1 Information about revenue from external customers in various geographical areas

The Company is operating in India which is considered as a single geographical segment.

38.2 Information about major customers

The Group derives its major revenues from construction and development of real estate projects and its customers are widespread.

No single customer contributed 10% or more to the Group's revenue for FY 2022-23. In FY 2021-22, Revenue includes sales of Rs. 328.76 Lakhs for the year ended March 31, 2022 which arose from sales to its One major customers. No other single customer contributed 10% or more to the Company's revenue.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

39 Employee benefit plans

39.1 Defined contribution plans:

The Group Entity's make Provident Fund contributions which are defined contribution plans, for qualifying employees. Under the Schemes, the Entities are required to contribute a specified percentage of the payroll costs to fund the benefits. Some Entities also contribute to ESIC & MLWF Fund. The contributions payable to these plans by the Entities are at rates specified in the rules of the schemes. Total Contribution to various funds recognised during the year is Rs. 23.17 Lakhs (Previous Year ended 31 March, 2022: ₹ 15.86 Lakhs) in the Statement of Profit and Loss.

39.2 Defined benefit plans:

The gratuity scheme is a defined benefit plan that provides for a lump sum payment to the employees on exit either by way of retirement, death, disability or voluntary withdrawal. The benefits are defined on the basis of final salary and the period of service.

39.3 These plans typically expose the Company to actuarial risks such as: interest rate risk, medical inflation risk, demographic risk, salary inflation risk and change in leave balances, as applicable.

Interest rate risk:

The plan exposes the Company to the risk off all in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability.

Liquidity Risk:

This is the risk that the Company is not able to meet the short-term gratuity payouts. This may arise due to non availability of enough cash/cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk:

The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk:

The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Regulatory Risk:

Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of Rs. 20,00,000).

AssetLiability Mismatching or Market Risk:

The duration of the liability is longer compared to duration of assets, exposing the Company to market risk for volatilities/fall in interest rate.

Investment Risk:

The probability or likelihood of occurrence of losses relative to the expected return on any particular investment.

The weighted average duration of the defined benefit obligation as at March 31, 2023 is 4 years (2022: 5 years)

The Company's best estimate of Contribution during of ₹ 58.74 Lakhs (as at March 31, 2022: ₹. 18.08 Lakhs) to the defined benefit plans during the next financial year.

39.4 The disclosure as required under Ind AS 19 as per actuarial valuation regarding Employee Retirement Benefits Plan for Gratuity is as follows:

a) The principal assumptions used for the purpose of the actuarial valuations were as follows:

	Valuations as at	
	March 31, 2023	March 31, 2022
Financial Assumptions		
Discount Rate	7.55%	6.10%
Rate of salary increase	10.00%	10.00%
Demographic Assumptions		
Mortality Rate	100% of IALM 2012-2014	100% of IALM 2012-2014
Attrition Rate / Withdrawal Rate P.A.	20.00%	20.00%

b) Amount recognised in Statement of profit and loss in respect of these defined benefit plan are as follow:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Current service cost	5.85	3.31
Net Interest Cost/(Income) on the Net Defined Benefit Liability/(Asset)	0.90	1.07
Cost recognised in Profit & Loss	6.75	4.39

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Re-measurement (or Actuarial) (gain) / loss arising from:		
- change in demographic assumptions	-	-
- change in financial assumptions	(4.94)	(0.84)
- experience variance (i.e. Actual experience vs assumptions)	37.34	2.52
Actuarial loss/(gain) arising during period	32.40	1.67
Return on plan assets, excluding amount recognised in net interest expense	-	(0.04)
Cumulative Actuarial Loss/(Gain) recognised via OCI at Current Period End	32.40	1.63
Total Defined Benefit Cost	39.15	6.02
c) The amount included in the Balance Sheet arising from the entity's obligation in respect of its defined benefit plan is as follows:		
	March 31, 2023	March 31, 2022
Defined benefit obligation (DBO)	78.59	39.72
Fair value of plan assets (FVA)	24.62	24.90
Funded status [surplus/(deficit)]	(53.97)	(14.82)
Effect of Asset ceiling	-	-
Net defined benefit asset/(liability)	(53.97)	(14.82)
d) Movement in the present value of the defined benefit obligation are as follows:		
	For the year ended March 31, 2023	For the year ended March 31, 2022
DBO at beginning of prior period	39.72	34.90
Current service cost	5.85	3.31
Interest cost on the DBO	2.42	1.97
Re-measurement (or Actuarial) (gain) / loss arising from:		
- change in demographic assumptions	-	-
- change in financial assumptions	(4.94)	(0.84)
- experience variance (i.e. Actual experience vs assumptions)	37.34	2.52
Benefits paid from plan assets	(1.79)	(2.14)
DBO at end of current period	78.59	39.72

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

e) Movement in the fair value of the plan assets are as follows:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Fair value of assets at beginning of prior period	24.90	15.94
Interest income on plan assets	1.52	0.90
Employer contributions	-	10.15
Return on plan assets , excluding amount recognised in net interest expense	-	0.04
Benefits paid	(1.79)	(2.14)
Fair Value of assets at the end of current period	24.62	24.90

f) Breakup of Plan Assets as a percentage of total Plan Assets

	March 31, 2023	March 31, 2022
Insurer Managed Funds	100%	100%
The details of the composition of the plan asset, by category, from the insurers have not been received and hence the disclosures as required by Ind AS 19 Employee Benefits have not been given.		

g) Sensitivity Analysis

Method used for sensitivity analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The results of sensitivity analysis is given below:

Particulars	March 31, 2023	March 31, 2022
Defined Benefit Obligation (Base)	78.59	39.72

i) Discount Rate

	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 1% increase in Discount Rate	75.51	37.96
Effect on DBO due to 1% decrease in Discount Rate	81.94	41.63

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

ii) Salary escalation rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 1% increase in Salary Escalation Rate	81.45	41.49
Effect on DBO due to 1% decrease in Salary Escalation Rate	75.80	38.01
iii) Attrition rate / Withdrawal Rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 5% increase in Withdrawal Rate	76.80	37.34
Effect on DBO due to 5% decrease in Withdrawal Rate	81.81	44.95
iv) Mortality Rate		
	As at March 31, 2023	As at March 31, 2022
Effect on DBO due to 5% increase in Mortality Rate	78.59	39.71
Effect on DBO due to 5% decrease in Mortality Rate	78.60	39.73
h) Expected cash flows over the next (valued on undiscounted basis):		
	As at March 31, 2023	As at March 31, 2022
1 year	18.27	8.92
2 to 5 years	48.37	21.99
6 to 10 years	29.78	13.71
More than 10 years	16.42	10.15

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

40 Financial instruments

40.1 Capital management

The Group manages its capital to ensure that it will be able to continue as going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Company consists of net debt offset by cash and bank balances and total equity of the Company.

Gearing ratio

The gearing ratio at end of the reporting period was as follows.

Particulars	As at March 31, 2023	As at March 31, 2022
Debt	13,839.10	11,045.96
Cash and bank balances	549.87	722.70
Net debt	13,289.23	10,323.26
Total equity	6,711.22	5,596.44
Net debt to equity ratio	1.98	1.84

40.2 Categories of financial instruments:

Particulars	As at March 31, 2023	As at March 31, 2022
Financial assets		
Measured at fair value through profit or loss (FVTPL)		
Investment in equity instruments	0.25	0.25
Measured at amortised cost		
Trade receivables	2,523.08	1,510.79
Cash and bank balances	549.87	722.70
Other financial assets	1,914.42	1,656.05
Financial liabilities		
Measured at amortised cost		
Borrowings	13,839.10	11,045.96
Trade payables	1,096.21	768.21
Other financial liabilities	674.87	624.75

40.3 Financial risk management objectives

The Group's senior management monitors and manages the financial risks to the operations of the Group entities. These risks include market risk, credit risk, interest risk and liquidity risk.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

A. Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore, substantially eliminating the Company's credit risk. The Group has adopted a policy of dealing with creditworthy counterparties, as a means of mitigating the risk of financial loss from defaults. The Group uses its own trading records to rate its major customers. The Group's exposure to financial loss from defaults are continuously monitored.

Trade receivables consist of a large number of customers, spread across various geographical areas. Ongoing credit evaluation is performed on the financial condition of accounts receivable.

B. Liquidity risk

Liquidity risk refers to insufficiency of funds to meet the financial obligations. Liquidity Risk Management implies maintenance of sufficient cash to meet obligations when due. The Group continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.

Maturities of financial liabilities

Table showing maturity profile of non-derivative financial liabilities:

	Upto One year	1-10 years	Total
March 31, 2023			
Borrowings	1,339.15	12,499.95	13,839.10
Trade payables	1,096.21	-	1,096.21
Other financial liabilities	674.87	-	674.87
March 31, 2022			
Borrowings	796.65	10,249.31	11,045.96
Trade Payables	768.21	-	768.21
Other financial liabilities	624.75	-	624.75

The above table details the Groups's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The contractual maturity is based on the earliest date on which the Grup may be required to pay.

C. Market risk

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of currency risk and interest rate risk. In the normal course of business and in accordance with our policies, we manage these risks through a variety of strategies.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

i). Currency risk

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group is domiciled in India and has its revenues and other major transactions in its functional currency i.e. INR. Accordingly the Group is not exposed to any currency risk.

ii). Interest rate risk

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Company has borrowed funds with both fixed and floating interest rate.

Particulars	As at March 31, 2023	As at March 31, 2022
Floating rate borrowing		
- 'Term loans- from banks & NBFC's	8,642.96	6,736.70
- Loans and advances from Others parties	2,283.96	197.97
- Loans and advances from related parties	1,622.60	1,064.67
Total borrowings	12,549.53	7,999.34

Interest rate sensitivity

A change of 1% in interest rates borrowing would have following impact on profit before tax

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
1% increase in interest rate – Effect on profit before tax	(127.59)	(81.64)
1% decrease in interest rate – Effect on profit before tax	127.59	81.64

40.4 Derivative Financial Instruments

The Company has not entered into any derivative financial contracts during the current and previous financial years.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

41 Fair Value Measurement

41.1 Fair value of the financial assets that are measured at fair value on a recurring basis

Financial assets/ financial liabilities measured at Fair value	Fair value		Fair value hierarchy
	As at March 31, 2023	As at March 31, 2022	
A) Financial assets			
a) Investments in			
i) Equity shares (unquoted)	0.25	0.25	Level 3
Total financial assets	0.25	0.25	

As at the reporting date, the Company does not have any financial liability measured at fair values.

41.2 The Investments measured at fair value and falling under fair value hierarchy Level 3 are valued at cost, as cost has been considered as an appropriate estimate of fair value because of a wide range of possible fair value measurements and cost represents the best estimate of fair values within that range.

41.3 Fair value of financial assets and financial liabilities that are measured at amortised cost:

The management assessed that fair value of cash and cash equivalents, trade receivables, trade payables, and other financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

41.4 Reconciliation of Level III fair value measurement is as below:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Balance at the beginning of the year	0.25	0.25
Changes during the year	-	-
Balance at the end of the year	0.25	0.25

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

42 Related parties transactions

42.1 Names of the related parties and related party relationships

Particulars	Relationship	
	As at March 31, 2023	As at March 31, 2022
Sumit Realty Private Limited	Associate Company	Associate Company
Sumit Kundil Joint Venture	Joint Venture	Joint Venture
Sumit Chetna Ventures	Joint Venture	Joint Venture
Sumit Pramukh Ventures	Joint Venture	Joint Venture
Sun Sumit Ventures	Joint Venture	Joint Venture
Sumit Snehashish Joint Venture	Joint Venture	Joint Venture
Sumit Snehashish Venture	Joint Venture	Joint Venture
Sumit Pragati Develoeprs LLP	Partnership firm where director is intrested	Partnership firm where director is intrested
Sumo Real Estate LLP	Partnership firm where director is intrested	Partnership firm where director is intrested
Mitasu Realty LLP	Partnership firm where director is intrested	Partnership firm where director is intrested
Sumit Infotech Private Limited	Company where director is intrested	Company where director is intrested
Sumit Abode Private Limited	Company where director is intrested	Company where director is intrested
Mitasu Woods Private Limited	Company where director is intrested	Company where director is intrested
Second Home Resorts Limited	Company where director is intrested	Company where director is intrested
Sumit Developers	Partnership firm where director is intrested	Partnership firm where director is intrested
Sumit Constructions	Partnership firm where director is intrested	Partnership firm where director is intrested
Atron Investments Private limited	Private Company in which venture partner is intrested	Private Company in which venture partner is intrested

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

NTDC Private Limited	Entity in which Subsidiary's director is interested	
Nilesh Shah	Director in Subsidiary	Director in Subsidiary
Ashish Hendre	Director in Subsidiary	Director in Subsidiary
Yash Kumarpal Shah	Son of Partner in LLP	Son of Partner in LLP
Kumar Corporation	Entity in which LLP partner's relative is interested	Entity in which LLP partner's relative is interested
Kumarpal Shah HUF	HUF of relative of partner in LLP	HUF of relative of partner in LLP
Paresh Tejura	Partner in LLP	Partner in LLP
Rupa Tejura	Spouse of Partner in LLP	Spouse of Partner in LLP
Rohan Tejura	Son of Partner in LLP	Son of Partner in LLP
Shree Gajraj Housing Nirman Private Limited	Pvt Company having common director	Pvt Company having common director
Prarubi Gems Impex Pvt Ltd	Entity in which LLP partner's relative is interested	Entity in which LLP partner's relative is interested
Shree Parshwa Mani LLP	Entity in which LLP partner's relative is interested	Entity in which LLP partner's relative is interested
Key Management Personnel of Sumit Woods Ltd		
Mitaram Ramlal Jangid	Managing Director	Managing Director
Subodh Ramakant Nemlekar	Director	Director
Bhushan Subodh Nemlekar	Whole time Director	Whole time Director
Priyanka Waghela (Till 30.09.2021)	Chief Financial Officer	Chief Financial Officer
Pujadevi R. Chaurasia (Resigned w.e.f. 25.01.2023)	Company Secretary	Company Secretary
Pooja Shah	Company Secretary	
Relatives of key management personnel		
Deepak Jangid	Brother of Director	Brother of Director
Amruta Jangid	Daughter of Director	Daughter of Director

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sharda Jangid	Spouse of Director	Spouse of Director
Kavita Nemlekar	Spouse of Director	Spouse of Director
Dhanashri Nemlekar	Spouse of Director	Spouse of Director
Sunil Jangid	Brother of Director	Brother of Director
Chanda Jangid	Spouse of Director's brother	Spouse of Director's brother

42.2 Details of related party transactions

	For the year ended March 31, 2023	For the year ended March 31, 2022
Purchase of Goods		
Mitasu Woods Private Limited	62.97	56.28
Receiving Services		
Deepak Jangid	19.75	8.57
Mitasu Realty LLP	19.38	20.44
Sharda Jangid	-	5.00
Kavita Nemlekar	30.32	5.00
Dhanashri Nemlekar	-	5.00
Rohan Tejura	14.46	7.44
Rendering Services		
Sumit Kundil Joint Venture	-	0.10
Sumit Chetna Ventures	0.10	0.10
Sumit Snehashish Joint Venture	0.10	0.10
Sumit Snehashish Venture	6.00	6.00
Sumit Abode Private Limited	0.10	0.10
Sumit Developers	0.10	0.10
Sumit Constructions	0.10	0.10
Mitasu Realty LLP	0.10	0.10
Sumit Realty Private Limited	1.00	1.00
Sumit InfoTech Private Limited	0.10	0.10
Second Home Resorts Limited	0.10	0.10
Mitasu Woods Private Limited	-	0.10
Sumit Pragati Developers LLP	1.00	1.00
Remuneration to KMP of Sumit Woods Limited		
Mitaram Ramlal Jangid	114.00	90.00
Subodh Ramakant Nemlekar	30.00	21.00
Bhushan Subodh Nemlekar	114.00	90.00

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Priyanka Waghela	-	7.93
Pujadevi R. Chaurasia	6.67	5.82
Pooja Shah	1.29	-
Remuneration to Others		
Kavita Nemlekar	24.00	14.00
Dhanashri Nemlekar	18.00	7.00
Sharda Jangid	18.00	14.00
Amruta Jangid	24.00	12.00
Rohan Tejura	29.00	11.44
Sunil Jangid	14.40	14.40
Chanda Jangid	6.00	6.00
Yash Kumarpal Shah	4.44	-
Nilesh Shah	24.00	24.00
Ashish Hendre	36.00	24.00
Interest on loan Given		
Sun Sumit Venture	46.00	20.67
Interest on loan Taken		
Mitaram Jangid	54.75	60.60
Bhushan Nemlekar	51.52	49.45
Atron Investments Private limited	-	4.18
Yash Kumarpal Shah	0.05	1.82
Kumar Corporation	0.15	17.99
Prarubi Gems Impex Pvt Ltd	192.61	-
Shree Parshwa Mani LLP	16.88	-
NTDC Private Limited	6.76	-
Kumarpal Shah HUF	0.13	5.35
Paresh Tejura	29.50	0.78
Rupa Tejura	29.50	0.80
Shree Gajraj Housing Nirman Private Limited	41.16	0.45
Rohan Tejura	2.55	-
Loan Taken /(Repaid)		
Mitaram Jangid	76.75	104.96
Subodh Nemlekar	88.12	6.55
Bhushan Nemlekar	(36.48)	198.73
Sumit Realty Private Limited	(32.65)	(0.02)
Yash Kumarpal Shah	(27.00)	(20.00)
Ashish Hendre	118.99	50.50
Sumit Developers	(0.12)	0.09

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Chetna Venture	305.39	(129.05)
Sumit Snehashish Joint Venture	(25.49)	
Prarubi Gems Impex Pvt Ltd	1,137.00	477.00
Shree Parshwa Mani LLP	(202.00)	350.00
NTDC Private Limited	200.00	-
Kumar Corporation	(4.00)	(246.31)
Rohan Tejura	-	-
Paresh Tejura	(100.00)	325.00
Rupa Tejura	(100.00)	225.00
Shree Gajraj Housing Nirman Private Limited	-	343.00
Sumit Construction	-	(10.91)
Sumo Real Estate LLP	-	(16.25)
Kumarpal Shah HUF	(89.38)	-
Sumit Pragati Developers LLP	1.35	-
Loan Given/(Repayment received) (Net)		
Sun Sumit Venture	(283.42)	458.79
Sumit Abode Private Ltd. (Project advance)	(18.14)	(11.80)
Sumit Snehashish Venture	(2.00)	2.00
Sumit Pragati Developers LLP	(8.58)	2.53
42.3 Details of related party closing balances		
	As at March 31, 2023	As at March 31, 2022
Trade Payables		
Mitasu Woods Private Limited	17.28	17.09
Deepak Jangid	6.56	0.31
Mitasu Realty LLP	1.54	1.80
Sharda Jangid	-	2.70
Kavita Nemlekar	-	-
Dhanashri Nemlekar	-	-
Rohan Tejura	2.85	1.43
Trade Receivable		
Sumit Kundil Joint Venture	-	-
Sumit Chetna Ventures	-	(0.01)
Sumit Snehashish Joint Venture	-	-
Sumit Snehashish Venture	-	1.74
Sumo Real Estate LLP	0.30	0.30
Sumit Abode Private Limited	-	-
Sumit Developers	-	(0.02)
Sumit Constructions	-	-

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Mitasu Realty LLP	-	1.40
Sumit Realty Private Limited	4.07	2.91
Sumit InfoTech Private Limited	-	-
Second Home Resorts Limited	2.18	2.20
Mitasu Woods Private Limited	-	-
Sumit Pragati Developers LLP	8.12	6.97
Salary Payable		
Mitaram Ramlal Jangid	36.53	56.23
Subodh Ramakant Nemlekar	1.99	6.72
Bhushan Subodh Nemlekar	13.76	25.29
Priyanka Waghela	-	-
Pujadevi R. Chaurasia	-	0.44
Pooja Shah	0.62	-
Kavita Nemlekar	-	1.13
Dhanashri Nemlekar	1.26	4.89
Sharda Jangid	1.73	15.38
Amruta Jangid	1.94	7.87
Rohan Tejura	2.04	1.81
Sunil Jangid	1.10	1.10
Chanda Jangid	0.50	0.50
Yash Kumarpal Shah	0.35	-
Nilesh Shah	38.14	19.08
Ashish Hendre	12.70	9.54
Interest Payable		
Mitaram Jangid	4.18	3.67
Bhushan Nemlekar	3.90	3.48
Atron Investments Private limited	-	-
Yash Kumarpal Shah	-	8.46
Kumar Corporation	0.12	14.96
Prarubi Gems Impex Pvt Ltd	174.31	26.08
Shree Parshwa Mani LLP	15.20	-
NTDC Private Limited	6.08	-
Kumarpal Shah HUF	-	6.28
Paresh Tejura	27.25	0.70
Rupa Tejura	27.27	0.72
Shree Gajraj Housing Nirman Private Limited	37.45	0.41
Rohan Tejura	5.08	2.79
Loan Taken		
Mitaram Jangid	728.66	651.91

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Subodh Nemlekar	88.12	-
Bhushan Nemlekar	573.83	610.31
Sumit Realty Private Limited	-	32.65
Yash Kumarpal Shah	-	27.00
Ashish Hendre	269.49	150.50
Sumit Developers	3.64	3.76
Sumit Chetna Venture	437.33	131.94
Sumit Snehashish Joint Venture	143.19	168.68
Prarubi Gems Impex Pvt Ltd	1,825.00	688.00
Shree Parshwa Mani LLP	148.00	350.00
NTDC Private Limited	200.00	-
Kumar Corporation	-	4.00
Rohan Tejura	18.00	18.00
Paresh Tejura	175.00	275.00
Rupa Tejura	175.00	275.00
Shree Gajraj Housing Nirman Private Limited	343.00	343.00
Sumit Construction	6.41	6.41
Sumo Real Estate LLP	-	-
Kumarpal shah HUF	-	89.38
Nilesh Shah	180.00	180.00
Sumit Pragati Developers LLP	1.35	-
Loans & Advances (Assets)		
Sun Sumit Venture	259.08	496.50
Sumit Abode Private Limited	52.90	71.04
Sumit Snehashish Venture	-	2.00
Sumit Pragati Developers LLP	2.61	11.19

42.4 Compensation of key managerial personnel

The remuneration of directors and other members of key managerial personnel during the year was as follows:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Short-term employee benefits	265.96	214.75
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefits	-	-
Total	265.96	214.75
Sitting fee paid to directors	3.00	2.80

As the liabilities for defined benefit plan are provided on actuarial basis for the Company as a whole, the amount pertaining to key managerial persons are not included.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

43 Additional Regulatory Information

43.1 The Group does not own benami properties. Further, there are no proceedings which have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

43.2 The Group has borrowed the Loans for Bussiness purpose. Loans from Bank & Financial Institution and used for that purpose only.

43.3 During the year ended March 31, 2023 and March 31, 2022, the Group has not traded or invested in Crypto currency or Virtual Currency.

43.4 There were no Scheme of Arrangements entered by the Group during the current reporting period, which required approval from the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

43.5 During the year ended March 31, 2023 and March 31, 2022, the group did not have any transaction with struck off companies as per section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

43.6 The Group has not advanced or loaned or invested funds to any other person(s) or entity(is), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

43.7 The Group has not received any fund from any person(s) or entity(is), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,

43.8 The Group has complied with the number of layers prescribed under of Section 2(87) of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

43.9 The Group does not hold any investment property as at the balance sheet date.

44 Ratio Analysis and its elements

a) Current Ratio = Current assets divided by current liabilities

	As at March 31, 2023	As at March 31, 2022
Current assets	23,156.43	18,078.74
Current liabilities	5,949.51	4,237.07

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Ratio (in times)	3.89	4.27
% Change from previous year	-8.78%	
Reason for change more than 25% : Not Applicable		

b) Debt Equity ratio = Total debt divided by average equity

	As at March 31, 2023	As at March 31, 2022
Total debt*	13,839.10	11,045.96
Total Equity**	8,225.70	7,962.95
Ratio (in times)	1.68	1.39
% Change from previous year	21.28%	

*Total debt includes long term borrowing and current borrowings .

**Average equity represents the average of opening and closing total equity.

Reason for change more than 25% : Not Applicable

c) Debt Service Coverage Ratio = Earnings available for debt services divided by total interest and principal repayments of interest bearing borrowings

	As at March 31, 2023	As at March 31, 2022
Net Profit/ (Loss) after tax (A)	698.10	(502.16)
Add: Non cash operating expenses and finance cost		
-Depreciation and amortisation (B)	70.70	63.26
-Finance cost (C)	1,538.92	799.60
Total Non-cash operating expenses and finance cost (Pre-tax) (D= B+C)	1,609.62	862.86
Total Non cash operating expenses and finance cost (Post-tax) (E = D* (1-Tax rate))	1,204.51	645.70
Earnings available for debt services (F = A+E)	1,902.61	143.54
Interest outflow on borrowing (G)	1,482.02	743.07
Principal repayments of Interest bearing borrowings (H)	7,336.98	2,077.13
Total Interest and principal repayments (I = G + H)	8,819.00	2,820.20
Ratio (in times) (J = F/ I)	0.22	0.05
% Change from previous year	323.89%	

Reason for change more than 25% : Improvement in Debt Service Coverage Ratio is due to increase in earning available for debt services as compared to last year.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

d) Return on Equity Ratio = Net profit after tax divided by average equity

	As at March 31, 2023	As at March 31, 2022
Net profit/(loss) after tax	698.10	(502.16)
Total Equity* (Incl NCI)	8,225.70	7,962.95
Ratio (in %)	8.49%	-6.31%
% Change from previous year	-234.58%	

*Average equity represents the average of opening and closing total equity.

Reason for change more than 25% : Improvement in Return on Equity Ratio is due to Net profit after tax in current year as compare to losses after tax in last year.

e) Inventory Turnover Ratio = Revenue from Sale of Units divided by average inventory

	As at March 31, 2023	As at March 31, 2022
Revenue From Sale of Units	9,835.13	5,951.30
Average inventory*	16,825.76	12,711.68
Ratio (in times)	0.58	0.47
% Change from previous year	24.85%	

*Average inventory represents the average of opening and closing inventory.

Reason for change more than 25% : Not applicable

f) Trade Receivables turnover ratio = Revenue from Operations divided by average trade receivables

	As at March 31, 2023	As at March 31, 2022
Revenue from Operations	10,144.40	6,607.88
Average trade receivables*	2,016.94	1,684.38
Ratio (in times)	5.03	3.92
% Change from previous year	28.21%	

* Trade receivables is included gross of ECL. Average trade receivables represents the average of opening and closing trade receivables.

Reason for change more than 25% : Improvement in Trade Receivables Turnover Ratio is due to collection of trade receivable in short time.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

g) Trade payables turnover ratio = Credit purchases, Construction Expenses except Cost of permission & Other Expenses divided by average trade payables

	As at March 31, 2023	As at March 31, 2022
Credit purchases, Construction Expenses except Cost of permission & Other Expenses	8,222.35	4,688.70
Average trade payables*	932.21	733.95
Ratio (in times)	8.82	6.39
% Change from previous year	38.07%	

* Trade payables excludes employee benefits payables. Average trade payables represents the average of opening and closing trade payables.

Reason for change more than 25% : Increase in Trade Payables Turnover ratio is due to payment to creditors in short time compared to last year.

h) Net Capital Turnover Ratio = Revenue from operations divided by Net Working capital

	As at March 31, 2023	As at March 31, 2022
Revenue from Operations (A)	10,144.40	6,607.88
Current Assets (B)	23,156.43	18,078.74
Current Liabilities (C)	5,949.51	4,237.07
Net Working Capital (D = B - C)	17,206.92	13,841.67
Ratio (in times)	0.59	0.48
% Change from previous year	23.49%	

Reason for change more than 25% : Not Applicable

i) Net profit ratio = Net profit after tax divided by Revenue from operations

	As at March 31, 2023	As at March 31, 2022
Net profit / (loss) after tax	698.10	(502.16)
Revenue from operations	10,144.40	6,607.88
Ratio (in %)	6.88%	-7.60%
% Change from previous year	-190.56%	

Reason for change more than 25% : Improvement in Net Profit Ratio is due to Net profit after tax in current year as compare to losses after tax in last year.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

j) Return on Capital employed (pre -tax) = Earnings before interest and taxes (EBIT) divided by average Capital Employed

	As at March 31, 2023	As at March 31, 2022
Profit/(Losses) before tax (A)	909.80	(195.85)
Finance Costs (B)	1,538.92	799.60
EBIT (C) = (A)+(B)	2,448.72	603.75
Total Assets (D)	27,378.16	22,167.12
Current Liabilities (E)	5,949.51	4,237.07
Capital Employed (F)=(D)-(E)	21,428.65	17,930.05
Ratio (in %)	11.43%	3.37%
% Change from previous year	239.36%	

Reason for change more than 25% : Improvement in Return on Capital employed is due to increase in Earning before tax and interest compared to last year.

k) Return on Investment = Net profit after tax divided by average equity

The Group believes that Return on equity ratio as disclosed above is an appropriate measure of 'return on investment ratio' as well.

	As at March 31, 2023	As at March 31, 2022
Net profit/(loss) after tax	698.10	(502.16)
Total equity*	8,225.70	7,962.95
Ratio (in %)	8.49%	-6.31%
% Change from previous year	-234.58%	

*Average equity represents the average of opening and closing total equity.

Reason for change more than 25% : Improvement in Return on Equity Ratio is due to Net profit after tax in current year as compare to losses after tax in last year.

45 Events after the latest Reporting Date

No Such events occurred after reporting date

46 The figures for the corresponding previous year have been regrouped/reclassified, wherever necessary, to make them comparable with the current year classification.

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

4.7 Additional disclosure as per Schedule III

(a) As at March 31, 2023

Name of the entity in the Group	Net Asset i.e. total assets minus total liabilities		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of Consolidated total comprehensive income	Amount
Parent								
Sumit Woods Limited	66.53%	5,876.69	37.54%	262.08	100.00%	(24.24)	35.30%	237.84
Subsidiaries								
HomeSync Real Estate Advisory Pvt Ltd	-1.72%	(151.69)	-6.55%	(45.75)	0.00%	-	-6.79%	(45.75)
Mitasa Developers Private Limited	9.83%	868.55	64.85%	452.73	0.00%	-	67.18%	452.73
Sumit Matunga Builders Private Limited	1.73%	153.16	25.78%	179.95	0.00%	-	26.70%	179.95
Sumit Hills Private Limited	-0.02%	(1.77)	-0.08%	(0.59)	0.00%	-	-0.09%	(0.59)
Sumit Eminence Private Ltd	0.01%	0.89	-0.02%	(0.11)	0.00%	-	-0.02%	(0.11)
Limited Liability Partnership								
Milestone Construction and Developers LLP	0.07%	6.25	-0.71%	(4.98)	0.00%	-	-0.74%	(4.98)
Sumit Garden Grove Construction LLP	1.77%	155.99	-7.08%	(49.45)	0.00%	-	-7.34%	(49.45)
Sumit Star Land Developers LLP	25.78%	2,277.22	-0.08%	(0.56)	0.00%	-	-0.08%	(0.56)

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Pragati Ventures LLP	8.41%	742.80	-0.08%	(0.57)	0.00%	-	-0.08%	(0.57)
Sumit Pragati Shelters LLP	3.51%	310.49	-11.86%	(82.79)	0.00%	-	-12.29%	(82.79)
Associates / Joint Ventures								
Sumit Realty Pvt. Ltd.	0.00%	-	-0.28%	(1.96)	0.00%	-	-0.29%	(1.96)
Snehashish Joint Venture	0.00%	-	-0.12%	(0.82)	0.00%	-	-0.12%	(0.82)
Sumit Chetna Venture	0.00%	-	0.65%	4.52	0.00%	-	0.67%	4.52
Sumit Kundil JV	0.00%	-	0.07%	0.47	0.00%	-	0.07%	0.47
Sumit Pramukh Venture	0.00%	-	0.61%	4.27	0.00%	-	0.63%	4.27
Sumit Snehashish Venture	0.00%	-	-0.12%	(0.83)	0.00%	-	-0.12%	(0.83)
Sub Total								
Consolidation adjustments	-15.90%	(1,404.85)	-2.50%	(17.48)	0.00%	-	-2.59%	(17.48)
Total	100.00%	8,833.73	100.00%	698.10	100.00%	(24.24)	100%	673.86

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

(a) As at March 31, 2022

Name of the entity in the Group	Net Asset i.e. total assets minus total liabilities		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of Consolidated total comprehensive income	Amount
Parent								
Sumit Woods Limited	69.10%	5,263.89	20.03%	(100.59)	100.00%	(1.22)	20.23%	(101.81)
Subsidiaries								
HomeSync Real Estate Advisory Pvt Ltd	-1.39%	(105.94)	13.07%	(65.63)	0.00%	-	13.04%	(65.63)
Mitasu Developers Private Limited	5.46%	415.82	-69.14%	347.18	0.00%	-	-68.97%	347.18
Sumit Matunga Builders Private Limited	-0.35%	(26.78)	4.21%	(21.14)	0.00%	-	4.20%	(21.14)
Sumit Hills Private Limited	-0.02%	(1.18)	0.43%	(2.18)	0.00%	-	0.43%	(2.18)
Limited Liability Partnership								
Milestone Construction and Developers LLP	0.37%	28.47	2.22%	(11.13)	0.00%	-	2.21%	(11.13)
Sumit Garden Grove Construction LLP	-2.26%	(172.05)	89.43%	(449.10)	0.00%	-	89.22%	(449.10)
Sumit Star Land Developers LLP	29.76%	2,267.25	0.06%	(0.30)	0.00%	-	0.06%	(0.30)
Sumit Pragati Ventures LLP	9.42%	717.88	0.95%	(4.76)	0.00%	-	0.95%	(4.76)

Sumit Woods Limited
Notes forming part of the Consolidated financial statements
All amounts are ₹ in Lakhs unless otherwise stated

Sumit Pragati Shelters LLP	5.76%	438.78	1.64%	(8.22)	0.00%	-	1.63%	(8.22)
Associates / Joint Ventures								
Sumit Realty Pvt. Ltd.	0.00%	-	0.71%	(3.57)	0.00%	-	0.71%	(3.57)
Snehashish Joint Venture	0.00%	-	0.39%	(1.98)	0.00%	-	0.39%	(1.98)
Sumit Chetna Venture	0.00%	-	1.18%	(5.94)	0.00%	-	1.18%	(5.94)
Sumit Kundil JV	0.00%	-	0.24%	(1.19)	0.00%	-	0.24%	(1.19)
Sumit Pramukh Venture	0.00%	-	4.51%	(22.67)	0.00%	-	4.50%	(22.67)
Sumit Snehashish Venture	0.00%	-	26.85%	(134.81)	0.00%	-	26.78%	(134.81)
Sub Total								
Consolidation adjustments	-15.86%	(1,208.46)	3.21%	(16.13)	0.00%	-	3.20%	(16.13)
Total	100%	7,617.68	100%	(502.16)	100%	(1.22)	100%	(503.38)

Extract of Financial Statements of Subsidiaries

HomeSync Real Estate Advisory Pvt Ltd
(Formerly known as “Mitasu Infra Developers Private Limited”)

CIN : U45500MH2019PTC329426

Statement of profit and loss for the year ended March 31, 2023

All amounts are ₹ in Lakhs unless otherwise stated

	Particulars	As at March 31, 2023	As at March 31, 2022
	Assets		
1	Non-current assets		
	a. Property, plant and equipment	3.74	-
	b. Intangible assets	1.65	-
	c. Intangible under development	4.50	-
	Total Non-current assets	9.89	-
2	Current assets		
	a. Financial Assets		
	i. Trade receivables	99.92	3.69
	i. Cash and cash equivalents	2.46	2.67
	ii. Other financial assets	-	2.14
	b. Current tax assets (Net)	13.84	4.32
	c. Other current assets	1.39	1.28
	Total current assets	117.61	14.10
	Total assets	127.50	14.10
	Equity and liabilities		
	Equity		
	a. Equity share capital	1.00	1.00
	b. Other equity	(152.69)	(106.95)
	Total Equity	(151.69)	(105.95)
	Liabilities		
1	Current liabilities		
	a. Financial liabilities		
	i. Borrowings	237.80	105.28
	ii. Trade payables	12.01	4.46
	iii. Other financial liabilities	16.99	8.01
	b. Other current liabilities	12.39	2.30
	Total current liabilities	279.19	120.05
	Total liabilities	279.19	120.05
	Total Equity and Liabilities	127.50	14.10

HomeSync Real Estate Advisory Pvt Ltd (Formerly known as “Mitasu Infra Developers Private Limited”)
CIN : U45500MH2019PTC329426
Statement of profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
I Revenue from operations	272.61	86.80
II Other Income	0.25	-
III Total Income (I + II)	272.86	86.80
IV Expenses		
Employee benefits expense	262.43	114.65
Depreciation and amortisation expenses	1.91	-
Other expenses	54.26	37.77
Total expenses (IV)	318.60	152.42
V Profit/(Loss) before tax (III - IV)	(45.74)	(65.62)
VI Tax expenses		
Current tax	-	-
Deferred tax	-	-
	-	-
VII Profit/(Loss) for the year (V - VI)	(45.74)	(65.62)
VIII Other comprehensive income	-	-
-		
IX Total comprehensive (loss)/income for the year (VII + VIII)	(45.74)	(65.62)
Earnings per equity share		
Basic and Diluted (in ₹)	(457.40)	(656.20)
Face value per share	10.00	10.00

Mitsuru Developers Private Limited
CIN : U45500MH2018PTC309173
Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	As at March 31, 2023	As at March 31, 2022
Assets		
1 Non-current assets		
a. Property, plant and equipment	11.10	0.92
b. Financial assets		
i. Other financial assets	109.60	308.69
c. Other assets	-	118.60
Total non-current assets	120.70	428.21
2 Current assets		
a. Inventories	1,586.27	2,300.45
b. Financial Assets		
i. Trade receivables	997.04	664.90
ii. Cash and cash equivalents	15.99	52.93
iii. Other financial assets	638.92	108.67
c. Current tax asset (net)	3.33	0.43
d. Other current assets	281.09	199.41
Total current assets	3,522.64	3,326.79
Total assets	3,643.34	3,755.00
Equity and liabilities		
Equity		
a. Equity share capital	1.00	1.00
b. Other equity	867.56	414.87
Total Equity	868.56	415.87
Liabilities		
1 Non-current liabilities		
a. Financial liabilities		
i. Borrowings	1,515.56	2,388.28
b. Deferred tax Liabilities (Net)	6.25	5.50
Total non-current liabilities	1,521.81	2,393.78
2 Current liabilities		
a. Financial liabilities		
i. Borrowings	180.00	244.83
ii. Trade payables	500.26	43.25
iii. Other financial liabilities	192.66	137.60

Mitsuru Developers Private Limited
CIN : U45500MH2018PTC309173
Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

b.Other current liabilities	380.05	519.67
Total current liabilities	1,252.97	945.35
Total liabilities	2,774.78	3,339.13
Total Equity and Liabilities	3,643.34	3,755.00

Mitsuru Developers Private Limited
CIN : U45500MH2018PTC309173
Statement of profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
I Revenue from operations	5,447.02	2,892.89
II Other Income	35.40	30.61
III Total Income (I + II)	5,482.42	2,923.50
IV Expenses		
Purchases	285.64	20.70
Changes in inventories of stock-in-trade	714.18	(152.53)
Employee benefits expense	250.25	149.30
Constructions & Development Expenses	2,973.98	2,155.33
Finance costs	357.55	285.54
Depreciation and amortisation expense	4.19	0.41
Other expenses	265.72	7.91
Total expenses (IV)	4,851.51	2,466.66
V Profit/(Loss) before tax (III - IV)	630.90	456.84
VI Tax expenses		
Current tax	177.48	106.71
Deferred tax	0.74	2.92
	178.22	109.63
VII Profit/(Loss) for the year (V - VI)	452.68	347.21
VIII Other comprehensive income	-	-
IX Total comprehensive (loss)/income for the year (VII + VIII)	452.68	347.21
X Earnings per equity share		
(1) Basic (in ₹)	4,526.83	3,472.14
(2) Diluted (in ₹)	4,526.83	3,472.14

Sumit Eminence Pvt Ltd
 CIN : U45309MH2022PTC382377
 Balance sheet at March 31, 2023
 All amounts are ₹ in Lakhs unless otherwise stated

Particulars	As at March 31, 2023
Assets	
1 Current assets	
a. Financial Assets	
i. Cash and cash equivalents	1.01
Total current assets	1.01
Total assets	1.01
Equity and liabilities	
Equity	
a. Equity share capital	1.00
b. Other equity	(0.11)
Total Equity	0.89
Liabilities	
1 Current liabilities	
a. Financial liabilities	
i. Borrowings	0.01
ii. Trade payables	0.11
Total current liabilities	0.12
Total liabilities	0.12
Total Equity and Liabilities	1.01

Sumit Eminence Pvt Ltd
CIN : U45309MH2022PTC382377
Statement of profit and loss for the period ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the period ended March 31, 2023	
I	Revenue from operations	-
II	Other Income	-
III	Total Income (I + II)	-
IV	Expenses	
	Other expenses	0.11
	Total expenses (IV)	0.11
V	Profit\ (Loss) before tax (III - IV)	(0.11)
VI	Tax expenses	
	Current tax	-
	Deferred tax	-
		-
VII	Profit\ (Loss) for the year (V - VI)	(0.11)
VIII	Other comprehensive income	-
	-	
IX	Total comprehensive income\ (loss) for the year (VII + VIII)	(0.11)
X	Earnings per equity share	
	(1) Basic (in ₹)	(1.10)
	(2) Diluted (in ₹)	(1.10)

Sumit Hills Private Limited
 CIN : U45309MH2021PTC354326
 Balance sheet at March 31, 2023
 All amounts are ₹ in Lakhs unless otherwise stated

	Particulars	As at March 31, 2023	As at March 31, 2022
	Assets		
1	Current assets		
	a. Inventories	937.67	837.09
	b. Financial Assets		
	i. Cash and cash equivalents	0.86	14.45
	ii. Other financial assets	-	44.95
	Total current assets	938.53	896.49
	Total assets	938.53	896.49
	Equity and liabilities		
	Equity		
	a. Equity share capital	1.00	1.00
	b. Other equity	(2.77)	(2.19)
	Total Equity	(1.77)	(1.19)
	Liabilities		
1	Non-current liabilities		
	a. Financial liabilities		
	i. Borrowings	784.97	894.83
	Total non-current liabilities	784.97	894.83
2	Current liabilities		
	a. Financial liabilities		
	i. Borrowings	153.05	-
	ii. Trade payables	0.10	0.15
	b. Other current liabilities	2.18	2.70
	Total current liabilities	155.33	2.85
	Total liabilities	940.30	897.68
	Total Equity and Liabilities	938.53	896.49

Sumit Hills Private Limited
CIN : U45309MH2021PTC354326
Statement of profit and loss for the period ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the period ended March 31, 2023	For the period ended March 31, 2022
I Revenue from operations	-	-
II Other Income	-	-
III Total Income (I + II)	-	-
IV Expenses		
Purchases	-	300.00
Changes in inventories	(100.58)	(837.09)
Constructions & Development Expenses	0.42	537.09
Finance costs	100.16	2.03
Other expenses	0.58	0.16
Total expenses (IV)	0.58	2.19
V Profit/(Loss) before tax (III - IV)	(0.58)	(2.19)
VI Tax expenses		
Current tax	-	-
Deferred tax	-	-
	-	-
VII Profit/(Loss) for the year (V - VI)	(0.58)	(2.19)
VIII Other comprehensive income	-	-
-		
IX Total comprehensive (loss)/income for the year (VII + VIII)	(0.58)	(2.19)
X Earnings per equity share		
(1) Basic (in ₹)	(5.80)	(21.90)
(2) Diluted (in ₹)	(5.80)	(21.90)

Sumit Matunga Builders Private Limited
(Formerly known as Sumit Woods Goa Private Limited)
CIN : U45400MH2011PTC213366
Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	As at March 31, 2023	As at March 31, 2022
Assets		
1 Non-current assets		
a. Property, plant and equipment	14.40	18.17
b. Financial assets		
i. Other financial assets	88.37	-
c. Non-current tax assets (net)	-	9.47
	102.77	27.64
2 Current assets		
a. Inventories	3,906.37	2,528.32
b. Financial Assets		
i. Trade receivables	355.64	-
ii. Cash and cash equivalents	31.24	29.59
iii. Bank balances other than (ii) above	-	49.50
iv. Other financial assets	5.18	4.53
c. Other current assets	72.87	98.10
Total current assets	4,371.30	2,710.04
Total assets	4,474.07	2,737.68
Equity and liabilities		
Equity		
a. Equity share capital	1.00	1.00
b. Other equity	152.16	(27.78)
Total Equity	153.16	(26.78)
Liabilities		
1 Non-Current liabilities		
a. Financial liabilities		
i. Borrowings	2,516.66	1,575.62
b. Deferred tax liability (net)	12.38	16.09
	2,529.04	1,591.71
1 Current liabilities		
a. Financial liabilities		
i. Borrowings	525.76	262.49
ii. Trade payables	564.36	279.39
iii. Other financial liabilities	76.07	29.62
b. Current tax liabilities (net)	19.22	-

Sumit Matunga Builders Private Limited
(Formerly known as Sumit Woods Goa Private Limited)
CIN : U45400MH2011PTC213366
Balance sheet at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

c. Other current liabilities	606.46	601.23
Total current liabilities	1,791.87	1,172.73
Total liabilities	4,320.91	2,764.44
Total Equity and Liabilities	4,474.07	2,737.68

Sumit Matunga Builders Private Limited
(Formerly known as Sumit Woods Goa Private Limited)
CIN : U45400MH2011PTC213366
Statement of profit and loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
I Revenue from operations	1,575.21	-
II Other Income	3.87	3.70
III Total Income (I + II)	1,579.08	3.70
IV Expenses		
Purchases	36.06	263.38
Changes in inventories	(1,378.05)	(2,290.14)
Employee benefits expense	163.43	83.03
Constructions & Development Expenses	2,217.64	1,894.00
Finance Costs	274.16	50.11
Depreciation and amortisation expense	4.40	0.43
Other expenses	41.97	7.94
Total expenses (IV)	1,359.61	8.75
V Profit/(Loss) before tax (III - IV)	219.47	(5.05)
VI Tax expenses		
Current tax	43.24	-
Deferred tax	(3.71)	16.09
	39.53	16.09
VII Profit/(Loss) for the year (V - VI)	179.94	(21.14)
VIII Other comprehensive income	-	-
IX Total comprehensive loss for the year (VII + VIII)	179.94	(21.14)
Earnings per equity share		
(1) Basic (in ₹)	1,799.37	(211.39)
(2) Diluted (in ₹)	1,799.37	(211.39)

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS (Amount in Lakhs)

Sr. No	Name of the party	Nature of transaction	Amount at the beginning of the Year	Net transactions during the year	Balance at the end of the year
1	HomeSync Real Estate Advisory Pvt. Ltd. (Formerly known as Mitasu Infra Developers Pvt Ltd.)	Investment in Equity Shares in Wholly own Subsidiary	1.00	-	1.00
2	Sumit Matunga Builders Pvt Ltd (Formerly known as Sumit Woods Goa Private Limited')	Investment in Equity Shares in Subsidiary	0.80	-	0.80
3	Sumit Hills Private Ltd	Investment in Equity Shares in Subsidiary	0.73	-	0.73
4	Mitasu Developers Private Ltd.	Investment in Equity Shares in Wholly own Subsidiary	1.00	-	1.00
5	Sumit Eminence Private Limited	Investment in Equity Shares in Wholly own Subsidiary	-	1.00	1.00
6	Sumit Realty Private Ltd.	Investment in Equity Shares	1.75	-	1.75
7	Sumit Kundil Joint Venture	Investment in Joint Venture	432.84	9.64	442.48
8	Sumit Snehashish Joint Venture	Investment in Joint Venture	25.49	-25.49	-
9	Sumit Snehashish Venture	Investment in Joint Venture	549.63	-131.00	418.63
10	Sumit Pramukh Venture	Investment in Joint Venture	268.15	9.55	277.70
11	Sun Sumit Venture	Investment in Joint Venture	453.15	60.75	513.90
12	Sumit Pragati Ventures LLP	Investment in LLP	480.09	0.49	480.58
13	Milestone Construction &	Investment in LLP	32.01	-	32.01
14	Sumit Garden Grove Construction LLP	Investment in LLP	8.46	30.00	38.46
15	Sumit Pragati Shelters LLP	Investment in LLP	152.24	160.02	312.26
16	Sumit Star Land Developers LLP	Investment in LLP	687.80	10.53	698.33
17	Mitasu Developers Pvt Ltd	Loan Given	64.83	-64.83	-
18	Dreamax Developers Private Limited	Project Advance	20.00	-	20.00
19	Kundil Realty Private Limited	Project advance	90.00	-	90.00
20	Sumit Abode Private Limited	Project Advance	71.04	-18.14	52.90

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS (Amount in Lakhs)

Sr. No	Name of the party	Nature of transaction	Amount at the beginning of the Year	Net transactions during the year	Balance at the end of the year
21	Homesync Real Estate Advisory Pvt Ltd	Loan Given	104.81	132.99	237.80
22	Sumit Matunga Builders Pvt Ltd	Loan Given	409.79	265.97	675.76
23	Milestone Constructions and Developers LLP	Loan Given	0.50	0.53	1.03
24	Sun Sumit Venture	Loan Given	458.79	-283.42	175.37
25	Sumit Snehashish Venture	Loan Given	2.00	-2.00	-
26	Sumit Garden Grove Construction LLP	Loan Given	0.01	-0.01	-
27	Sumit Pragati Developers LLP	Loan Given	2.56	0.05	2.61
28	Sumit Eminence Pvt Ltd	Loan Given	-	0.01	0.01
29	Sumit Hills Private limited	Loan Given	-	153.05	153.05
30	Mitasu Developers Pvt Ltd	Co- borrower	During the F.Y. 2022-23 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 500 Lakhs.		
31	Mitasu Developers Pvt Ltd	Co- borrower	During the F.Y. 2022-23 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 900 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 900 Lakhs.		
32	Mitasu Developers Pvt Ltd	Co- borrower	During the F.Y. 2020-21 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 200 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 105.56 Lakhs.		
33	Mitasu Developers Pvt Ltd	Co- borrower	During the F.Y. 2019-20 Company have entered into loan agreement as co-borrower with Bajaj Housing Finance for Mitasu Developers Private Limited's loan of ₹ 4500 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 29.29 Lakhs.		

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS (Amount in Lakhs)

Sr. No	Name of the party	Nature of transaction	Amount at the beginning of the Year	Net transactions during the year	Balance at the end of the year
34	Sumit Matunga Builders Pvt Ltd	Co- borrower			During the F.Y. 2021-22 Company have entered into loan agreement as co- borrower with Capri Global capital Limited for Sumit Matunga Builders Private Limited's loan of ₹ 4000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 2141.56 Lakhs.
35	Sun Sumit Venture's	Co- borrower			During the F.Y. 2022-23 Company have entered into loan agreement as co- borrower with Bharat Co-operative Bank (Mumbai) Ltd for Sun Sumit Venture's loan of ₹ 1000 Lakhs. Loan Outstanding amount as on 31.03.23 is Rs. 274.67 Lakhs.



artist's impression

**EXCLUSIVE
3 BHK ROW HOUSE**

Location: **NUVEM, GOA**
GoaRERA No.
PRGO10211436



artist's impression

**EXCLUSIVE
2 & 3 BHK HOMES,
COMMERCIAL SHOP**



At **SUMIT PLUMERIA**, A Life Of Next Level Awaits You. The Joy Of Living A Comfortable Life Cocooned Amidst Urban Amenities. The Bliss Of Staying In The Center, To Stay Connected. The Assurance Of Great Construction By A Trustworthy Brand Name (**SUMIT GROUP**). And The Peace Of Living Within A Class Community

Location: **PONDA, GOA**
GoaRERA No.
PRGO09190877



Sumit
Atulyam
Unmatched lifestyle



artist's impression



Location: **Matunga (W)**
MahaRERA No.
P51900030966

If Undelivered Please Return To:

SUMIT WOODS LIMITED

CIN: L36101MH1997PLC152192

Registered Office: B-1101, Express Zone, Diagonally Opp.
to Oberoi Mall, W.E. Highway, Malad East, Mumbai - 400097.

Tel : 022-28749966/77 | Fax : 022-28743377

Email : cs@sumitwoods.com | contact@sumitwoods.com

Website : www.sumitwoods.com

GOA Office: S-102, Sumit Classic, Opp Ponda
Municipal Council, Ponda, Goa - 403401.

Tel : 0832-2315209 | Fax : 0832-2312698

Email : contact@sumitwoods.com