

SHOQUBA REALTY PRIVATE LIMITED

U68100MH2024PTC426680

**Regd. Office: 2nd floor, Napha Kalina Project, village Kolkalyan, Nr University, Nr Raheja
centre point, CST Road, Santacruz East, Vidyanagari, Mumbai - 400098**

Email ID: compliance_shoquba@outlook.com

Date: May 29, 2025

To,

**The Department for Listing Compliances/
The Corporate Relationship Department
BSE limited**

P. J. Towers, Dalal Street,

Mumbai - 400 001

Scrip Code for Debt Instrument: 976351

Subject: Outcome of the Board meeting held on May 29, 2025

Dear Sir/ Madam,

With reference to captioned subject, we hereby inform you that the Board of Directors of the Company at their meeting held today, i.e. on May 29, 2025, inter-alia other matters, has approved the Audited Financial Results of the Company for the quarter and year ended 31st March 2025, in accordance with Regulation 52 read with Para A of Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and other applicable regulations and circulars as issued or amended by SEBI from time to time.

We hereby enclose the following documents for your reference and record:

1. Audited Financial Results of the Company for the quarter and year ended 31st March, 2025, pursuant to Regulation 52 along with Information as required pursuant to Regulation 52(4) of Listing Regulations;
2. Statement of assets and liabilities and Cash flow Statement as at year ended 31st March 2025 pursuant to Regulation 52(2) (f) of Listing Regulations;
3. Audit Report issued by the Statutory Auditors of the Company on the aforesaid Audited Financial Results along with Declaration pursuant to Regulation 52(3)(a) of the Securities & Exchange Board of India ((Listing Obligations and Disclosure Requirements) Regulations, 2015; and
4. Statement indicating utilization of issue proceeds of non-convertible securities pursuant to Regulation 52(7) of Listing Regulations.

Please note that the Company has listed its unsecured Non-Convertible Debentures. Accordingly, the Security cover disclosure & certificate as per regulation 54 of the Listing Regulations is not applicable to the Company.

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Further, in accordance with Regulation 52(8) of the Listing Regulations, the Company would be publishing the Unaudited Financial Results for the quarter and year ended 31st March, 2025, in the newspaper within the prescribed timeline.

The Board meeting commenced at 6:00 p.m. and concluded at 6:45 p.m.

Kindly take the same on your record.

Thanking you,

Yours Faithfully,

For **Shoquba Realty Private Limited**



Rutvi Kothari

Company Secretary and Compliance Officer

Encl: As above

Shoquba Realty Private Limited
CIN: U68100MH2024PTC426680

Registered Office: 2nd floor, Napha Kalina Project, Nr University, Nr Raheja centre point, CST Road, Santacruz East, Vidyanagari, Mumbai, Maharashtra, India, 400098
Balance Sheet As At 31st March, 2025

(All amounts in INR thousands, unless otherwise stated)

Sr. No.	Particulars	As at 31st March, 2025
		(Audited)
I.	ASSETS	
(1)	Non - current assets	
	(a) Investment Properties Under Development	21,74,571
	(b) Financial assets	
	(i) Others	967
	(c) Other non - current assets	9,943
	Total Non - Current Assets	21,85,481
(2)	Current assets	
	(a) Financial assets	
	(i) Cash and cash equivalents	9,986
	(ii) Others	1,22,869
	(b) Other current assets	459
	Total Current Assets	1,33,314
	Total Assets	23,18,795
II.	EQUITY AND LIABILITIES	
(1)	Equity	
	(a) Equity Share capital	1,000
	(b) Other equity	(9,470)
	Total Equity	(8,470)
	Liabilities	
(2)	Non - current liabilities	
	(a) Financial liabilities	
	(i) Long Term Borrowings	23,17,473
	Total Non-Current Liabilities	23,17,473
(3)	Current liabilities	
	(a) Financial liabilities	
	(i) Trade payables	
	a) Total outstanding dues of micro enterprises and small enterprises	-
	b) Total outstanding dues of creditors others than micro enterprises and small enterprises	2,407
	(ii) Other financial liabilities	7,208
	(b) Other current liabilities	177
	Total Current liabilities	9,792
	Total Equity and Liabilities	23,18,795

For and on behalf of the Board of Directors
of Shoquba Realty Private Limited

Ajay Sirohi

Ajay Sirohi
Director
DIN: 07634663
Place : Mumbai
Date : 29-May-2025

Shallesh Tripathi

Shallesh Tripathi
Director
DIN: 10337821
Place : Mumbai
Date : 29-May-2025



Shoquba Realty Private Limited

CIN: U68100MH2024PTC426680

Registered Office: 2nd floor, Napha Kalina Project, Nr University, Nr Raheja centre point, CST Road, Santacruz East, Vidyanagari, Mumbai, Maharashtra, India, 400098

Statement of Financial Result for the Quarter ended March 31, 2025 and for the period June 07, 2024 to March 31, 2025

(All amounts in INR thousands, unless otherwise stated)

Sr. No.	Particulars	Quarter Ended		For the period June 07, 2024 to March 31, 2025
		31 March 2025	31 December 2024	
		(Audited)	(Unaudited)	(Audited)
I.	Revenue from operations	-	-	-
II.	Other income	-	-	-
III.	Total Income (I+II)	-	-	-
IV.	Expenses:			
	Finance costs	6	51	57
	Other expenses	4,627	4,486	9,413
	Total expenses (IV)	4,633	4,537	9,470
V.	Loss before tax (III-IV)	(4,633)	(4,537)	(9,470)
VI.	Tax expense :			
	Current tax	-	-	-
VII.	Loss for the period (V-VI)	(4,633)	(4,537)	(9,470)
VIII	Other comprehensive income			
(i)	Items that will not be reclassified to profit or loss			
	Remeasurement of the net defined benefit liability/asset	-	-	-
(ii)	Income tax relating to items that will not be reclassified to profit or loss	-	-	-
	Total other comprehensive income, net of tax	-	-	-
IX.	Total comprehensive loss for the period (VII-VIII)	(4,633)	(4,537)	(9,470)
X.	Earnings per equity share (Nominal value per share Rs. 10/-)			
	- Basic (INR) (not annualised, except period end EPS)	(46.33)	(45.37)	(94.70)
	- Diluted (INR) (not annualised, except period end EPS)	(46.33)	(45.37)	(94.70)

For and on behalf of the Board of Directors
of Shoquba Realty Private Limited



Ajay Sirohi

Ajay Sirohi
Director
DIN: 07634663
Place : Mumbai
Date : 29-May-2025

Shailesh Tripathi

Shailesh Tripathi
Director
DIN: 10337821
Place : Mumbai
Date : 29-May-2025



Shoquba Realty Private Limited

CIN: U68100MH2024PTC426680

Registered Office: 2nd floor, Napha Kalina Project, Nr University, Nr Raheja centre point, CST Road, Santacruz East, Vidyanagari, Mumbai, Maharashtra, India, 400098

Statement of Cash Flows for the Period June 07, 2024 to March 31, 2025

(All amounts in INR thousands, unless otherwise stated)

Particular	For the period June 07, 2024 to March 31, 2025
	(Audited)
Cash flow from operating activities	
Loss before tax for the period	(9,470)
Operating cash flow before working capital changes	(9,470)
(increase) in other current assets	(9,925)
(increase) in other financial assets	(967)
Increase in Other financial liabilities	9,615
Increase in other current liabilities	177
Cash generated from operations	(10,570)
Income taxes paid (net)	(477)
Net cash used in operating activities (a)	(11,047)
Cash flow from investing activities	
Acquisition of Investment property Under Development	(21,74,571)
Investment in Fixed Deposits	(1,22,869)
Net cash used in investing activities (b)	(22,97,440)
Cash flow from financing activities	
Proceeds from issue of equity shares	1,000
Proceeds from Borrowings	23,17,473
Net cash generated from financing activities (c)	23,18,473
Net increase in cash and cash equivalents (a+b+c)	9,986
Cash and cash equivalents comprise of :	
Cash on hand	-
Balance with banks	
- In Term Deposits having maturity less than 3 months	9,986
Cash and cash equivalents at the end of the period	9,986
Note: The cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 "Statement of Cash flow" specified under Section 133 of the Companies Act 2013.	
For and on behalf of the Board of Directors of Shoquba Realty Private Limited	
	
 Ajay Sirohi Director DIN: 07634663 Place : Mumbai Date : 29-May-2025	 Shailesh Tripathi Director DIN: 10337821 Place : Mumbai Date : 29-May-2025
	

Notes to the Audited Financial Results :

- The Audited financial results have been prepared in accordance with the requirement of regulation 52 of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015, as amended and the Accounting Standards as prescribed under section 133 of the companies Act, 2013 and the provisions to the extent applicable.
- The above audited financial results for the quarter ended March 31, 2025 and period from June 07, 2024 to March 31, 2025, have been reviewed and approved by the Board of Directors at their respective meetings held on May 29, 2025. The statutory auditors of the Company have expressed an unmodified opinion on the audited financial results for the quarter ended March 31, 2025 and for the period from June 07, 2024 to March 31, 2025.
- Additional disclosures as per regulation 52(4) of Securities and Exchange Board of India (Listing obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended March 31, 2025 and for the period June 07, 2024 to March 31, 2025 as follows:

Particular	Quarter Ended		For the period June 07, 2024 to March 31, 2025
	31 March 2025	31 December 2024	
a) Debt equity ratio	(274)	(566)	(274)
b) Debt service coverage ratio (Refer footnote (i))	NA	NA	NA
c) Interest service coverage ratio (Refer footnote (i))	NA	NA	NA
d) Capital Redemption Reserve/Debenture Redemption Reserve (Refer Note 8)	NA	NA	NA
e) Current ratio	13.61	1.90	13.61
f) Long term debt to working capital ratio	18.76	35.58	18.76
g) Bad debts to account receivable ratio (Refer footnote (ii))	NA	NA	NA
h) Current liability ratio	0.004	0.030	0.004
i) Total debts to total assets ratio	1.00	1.00	1.00
j) Debtors turnover (Refer footnote (iii))	NA	NA	NA
k) Inventory turnover (Refer footnote (iii))	NA	NA	NA
l) Operating margin % (Refer footnote (iii))	NA	NA	NA
m) Net profit margin % (Refer footnote (iv))	NA	NA	NA
n) Net worth (Amounts in INR thousand)	(8,470)	(3,837)	(8,470)
o) Outstanding redeemable preference shares (Refer footnote (v))	NA	NA	NA

Footnotes to ratio

- Since company has incurred losses for the current financial period.
- Company does not have any bad debt during the current financial period.
- Since company has not made any Revenue/Revenue from operations during the current financial period.
- The company has not started commercial operations, hence, Net Profit Margin ratio is not applicable.
- Company has not issued any preference shares.

Debt equity ratio = Debt / Total Equity (Equity share capital + Reserve & Surplus)

Debt service coverage ratio = Earning before interest and tax/ (interest + principal repayment long term and short term debts (excluding refinancing prepayment of loan)

Interest service coverage ratio = Earning before interest and tax/ Interest expense on long term and short term debts

Net Worth = Equity share capital + other equity (excluding capital reserve, Debenture Redemption Reserve)

Current Ratio = Current asset/Current liabilities

Current Liability Ratio = Current liabilities/Total liabilities

Longterm debt to working capital ratio = Long term borrowing/ Working capital (Current assets - current liabilities)

Total debt to total assets ratio = (Long term borrowing+ Short term borrowing + current maturities)/Total assets

Debtors turnover ratio = Revenue from operations / Average Trade receivable

Inventory turnover ratio = Revenue from operations / Average Inventory

Bad debts to account receivable ratio = Bad Debt/Average Trade Receivable

Operating margin % = Earning before interest expense, Tax impairment of assets & exceptional items less other income / Revenue from operation

Net profit margin % = Profit after tax / Total Income

- Disclosure as per Regulation 54 of Securities and exchange board of India (Listing obligation and Disclosure Requirements) Regulation, 2015 for the quarter ended March 31, 2025 and for the period June 07, 2024 to March 31, 2025 is not applicable as company has issued unsecured, non-convertible debenture, on private placement basis.
- On January 23, 2025 the company allotted 12,500, unsecured, 18% Redeemable non-convertible debentures (NCD) of Rs.1,00,000 each amounting to Rs. 1,25,00,00,000 through private placement.
- The figures for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial period from June 07, 2024 to March 31, 2025 and the unaudited year to date figures up to the third quarter from June 07, 2024 to December 31, 2025. The limited review for the prior quarter December 31, 2024 was not conducted by statutory auditor.
- The Company was incorporated on June 07, 2025 and hence comparative information for earlier periods does not form part of this financial results.



For and on behalf of the Board of Directors
of Shequba Realty Private Limited

Ajay Sirohi

Ajay Sirohi
Director
DIN:07634663
Place : Mumbai
Date : 29-May-2025

Shallesh Tripathi

Shallesh Tripathi
Director
DIN: 10337821
Place : Mumbai
Date : 29-May-2025



Independent Auditor's Report on Audited Financial Results of the Shoquba Realty Private Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.

To the Board of Directors of Shoquba Realty Private Limited

Report on the Audit of Financial Results for the period ended March 31, 2025

Opinion

We have audited the accompanying statement of annual financial results of **Shoquba Realty Private Limited** (hereinafter referred to as 'the Company') for the period from June 07, 2024 to March 31, 2025 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

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

- (i) is presented in accordance with the requirements of the Listing Regulations in this regard; and
- (ii) gives a true and fair view, in conformity with the recognition and measurement principles laid down in the applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 ("the Act"), read with Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the loss, and other comprehensive loss and other financial information of the Company for the period from June 07, 2024 to March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ('SAs') specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the financial results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

Management's and Board of Directors' Responsibilities for the Financial Results

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared on the basis of the annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of this Statement that gives a true and fair view of the net loss, and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in accordance with the applicable Accounting Standards prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended issued thereunder and other accounting principles generally accepted in India and is in



compliance with the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors of the Company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditors' Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 Statement.

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 Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal financial control with reference to financial statements.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors 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 Company 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 Statement 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 Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance of the Company 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.

Other Matter :

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial period and the unaudited year to date figures up to the third quarter of the current financial period from June 07, 2024 to December 31, 2024, prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting".

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No.105047W



Mayank Vijay Jain

Partner

Membership No. 512495

UDIN: 25512495BMJBOC9542



Place: Mumbai

Date: May 29, 2025

SHOQUBA REALTY PRIVATE LIMITED

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centre point, CST Road, Santacruz East, Vidyanagari, Mumbai - 400098**

Email ID: compliance_shoquba@outlook.com

Date: May 29, 2025

To,

**The Department for Listing Compliances/
The Corporate Relationship Department
BSE limited**

P. J. Towers, Dalal Street,
Mumbai - 400 001

Scrip Code for Debt Instrument: 976351

**Subject: Declaration pursuant to Regulation 52(3)(a) of the Securities & Exchange Board
of India ((Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/ Madam,

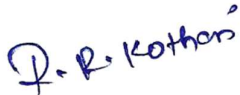
Pursuant to the Regulation 52(3)(a) of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we confirm that the Statutory Auditors of the Company, M/s. MSKA & Associates, Chartered Accountants (Firm Registration No: 105047W) have issued an Audit Report with an Unmodified opinion on the Audited Financial Results of the Company for the year ended 31st March 2025.

Kindly take this declaration on your record.

Thanking you,

Yours Faithfully,

For **Shoquba Realty Private Limited**



Rutvi Kothari

Company Secretary and Compliance Officer

Place: Mumbai

The Board of Directors,
Shoquba Realty Private Limited
Napha Kalina Project, Nr University,
Nr Raheja centre point, CST Road,
Santacruz East, Vidyanagari,
Mumbai, Maharashtra, India, 400098.

Independent Auditor's Certificate on the Utilization of proceeds from the issue of the Non-Convertible Debentures ("the Securities") by Shoquba Realty Private Limited as at March 31, 2025.

1. We have been requested by Shoquba Realty Private Limited ("the Company") having its registered office at the above mentioned address vide mandate letter dated May 23, 2025 to certify the Statement of utilization of the proceeds of the Securities as listed in Annexure I ("the statement"), for declared purpose as per the relevant Debenture Trust Deed, by the Company, for the period commencing on January 23, 2025 and ending February 23, 2028. ('the Period') for the purpose of submission to the Debenture Trustee, which is Initialled by us for identification purposes only.

Management's Responsibility

2. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that the Company complies with the requirements of terms and condition of issuance and utilization of the proceeds of the Securities for the declared purpose, maintaining adequate and appropriate records for the same and providing all relevant information to the Debenture trustee.

Auditor's Responsibility

4. Pursuant to the requirements of the SEBI regulations, it is our responsibility to provide a reasonable assurance whether the utilization of the proceeds of the Securities for their declared purpose during the Period.
5. The financial statements for the financial period ended March 31, 2025 have been audited by us, on which we issued an unmodified audit opinion vide our report dated May 29, 2025, Our audits of these financial statements were conducted in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India ('ICAI'). Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.
6. We have performed the following procedures in relation to the particulars in the Statement prepared by the Company:
 - a) Obtained from the Company, the Debenture Trust Deed and reviewed the purpose of the securities. The Management of the Company has represented to us that there are no amendments or supplementary letters thereof other than those provided to us;
 - b) Verified the outflow of the funds from the designated bank accounts and traced the same to the relevant ledger accounts for the Period.



- c) Verified, on a test check basis, the details of the transactions of the accounts (representing payments made by the Company towards utilisation of the proceeds) and traced the same to the books of account and other relevant documents and records supporting the transactions to examine whether such transactions are incurred in accordance with the purpose of the Securities;
- d) Obtained balance confirmations from Bank in order to confirm the outstanding balances of the as at March 31, 2025;
- e) Performed necessary inquiries with the management and obtained necessary representations from the management of the Company.
7. We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by ICAI.

Opinion

9. Based on our examination, as above, and the information, explanations and written representations provided to us by the management, we are of the opinion that during the period ended March 31, 2025 proceeds of the Securities amounting to INR 125 Crores as given in the Statement attached have been utilized by the Company for the purpose for which such funds were raised, as mentioned in the Debenture trust Deed.

Restriction on Use

10. The certificate is addressed to the Board of Directors solely for the purpose of onward submission to the Debenture Trustee. This certificate should not be used by any other person or for any other purpose. M S K A & Associates shall not be liable to the Company, Debenture Trustee or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment.

Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. 105047W



Mayank Vijay Jain

Partner

Membership No. 512495

UDIN: 25512495BMJBOB5963



Encl: Annexure 1:- Statement of utilization of issue proceeds of Securities

SHOQUBA REALTY PRIVATE LIMITED

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CST Road, Santacruz East, Vidyanagari, Mumbai - 400098
Email ID: compliance_shoquba@outlook.com

Annexure 1

Statement of Utilization of Proceeds

To,
Catalyst Trusteeship Limited,
901,9th Floor, Tower - B,
Peninsula Business Park,
Senapati Bapat Marg,
Lower Parel (W), Mumbai - 400013.

Kind Attn : Kalyani Pandey

Dear Sir,
Pursuant to the Annexure IV-A of Operational Circular for listing obligations and disclosure requirements for Non-convertible Securities dated July 29, 2022, as updated, the statement of utilization of issue proceeds shall cover below mentioned funds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs in Crore)	Funds utilized (Rs in Crore)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Shoquba Realty Private Limited	INE1DOI08011	Private Placement	Non Convertible debentures	January 23, 2025	125	125	No	NA	NA

For Shoquba Realty Private Limited,

Authorised Signatory
Name: Shailesh Tripathi
Designation: Director

Place : Mumbai
Date : May 29, 2025

