SHOQUBA REALTY PRIVATE LIMITED

U68100MH2024PTC426680

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

Email ID: compliance_shoquba@outlook.com || Phone no: +91 22 68073227 || Website: www.shoquba.in

Date: August 12, 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 August 12, 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 August 12, 2025, inter-alia other matters, has approved the Un-audited Financial Results of the Company for the quarter ended June 30, 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. Un-Audited Financial Results of the Company for the quarter ended June 30, 2025, pursuant to Regulation 52 along with Information as required pursuant to Regulation 52(4) of Listing Regulations;
2. Limited Review Report issued by the Statutory Auditors of the Company on the aforesaid Un-Audited Financial Results; and

Further, the Company has fully utilized the issue proceeds of non-convertible securities and the same has been disclosed in previous Financial results 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. Further, in accordance with Regulation 52(8) of the Listing Regulations, the Company would be publishing the Unaudited Financial Results for the quarter ended June 30, 2025, in the newspaper within the prescribed timeline.

The Board meeting commenced at 6:30 p.m. and concluded at 7:05 p.m.

Kindly take the same on your record.

Thanking you,
Yours Faithfully,
For **Shoquba Realty Private Limited**

RUTVI ROHIT KOTHARI
Digitally signed by RUTVI ROHIT KOTHARI
Date: 2025.08.12 19:08:17 +05'30'

Rutvi Kothari
Company Secretary and Compliance Officer

Encl: As above

MSKA & Associates
Chartered Accountants

HO
602, Floor 6, Raheja Titanium
Western Express Highway, Geetanjali
Railway Colony, Ram Nagar, Goregaon (E)
Mumbai 400063, INDIA
Tel: +91 22 6238 0519

Independent Auditor's Review Report on unaudited financial results of Shoquba Realty Private Limited for the quarter pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Shoquba Realty Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of Shoquba Realty Private Limited (hereinafter referred to as 'the Company') for the quarter ended June 30, 2025 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (' the Regulations').

2. This Statement, which is the responsibility of Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013('the Act') read with relevant rules issued thereunder ('Ind AS 34'), and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W

Mayank Vijay Jain
Partner
Membership No: 512495
UDIN: 25512495BMJBOW4925
Place : Mumbai
Date : August 12, 2025

MSKA & ASSOCIATES Chartered Accountants

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 June 30, 2025

(All amounts in INR thousands, unless otherwise stated)

	Particulars	Quarter Ended		For the period June 07, 2024 to June 30, 2024	For the period June 07, 2024 to March 31, 2025
		June 30, 2025	March 31, 2025		
		(Unaudited)	(Audited) [Refer Note 5]	(Unaudited)	(Audited)
I.	Revenue from operations	-	-	-	-
II.	Other income	-	-	-	-
III.	Total Income (I+II)	-	-	-	-
IV.	Expenses:				
	Finance costs	-	6	-	57
	Depreciation and amortization expense	2	-	-	-
	Other expenses	3,780	4,627	-	9,413
	Total expenses (IV)	3,782	4,633	-	9,470
V.	Loss before tax (III-IV)	(3,782)	(4,633)	-	(9,470)
VI.	Tax expense :				
	Current tax	-	-	-	-
		-	-	-	-
VII.	Loss for the period	(3,782)	(4,633)	-	(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	(3,782)	(4,633)	-	(9,470)
	Paid up equity share capital (Face value of INR 10 each)	1,000	1,000	10	1,000
	Other equity	(13,253)	(9,470)	-	(9,470)
X.	Earnings per equity share (Nominal value per share Rs. 10/-)				
	- Basic (INR)	(37.82)	(46.33)	-	(94.70)
	- Diluted (INR)	(37.82)	(46.33)	-	(94.70)
	(Not annualized except for the period ended)				

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

Ajay Sirohi
Director
DIN:07634663
Place : Mumbai
Dated: August 12, 2025

Shailesh Tripathi
Director
DIN: 10337821
Place : Mumbai
Dated: August 12, 2025

Notes to the Financial Results

1 The financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules thereunder and in terms of Regulation 52 of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015, as amended.

2 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 June 30, 2025.

Particular	Quarter Ended		For the period June 07, 2024 to June 30, 2024	For the period June 07, 2024 to March 31, 2025
	June 30, 2025	March 31, 2025		
a) Debt equity ratio	(193)	(274)	-	(274)
b) Debt service coverage ratio *(I)	NA	NA	NA	NA
c) Interest service coverage ratio *(I)	NA	NA	NA	NA
d) Capital Redemption Reserve/Debenture Redemption Reserve *(II)	NA	NA	NA	NA
e) Current ratio	2.75	13.61	-	13.61
f) Longterm debt to working capital ratio	27.05	18.76	-	18.76
g) Bad debts to account receivable ratio *(III)	NA	NA	NA	NA
h) Current liability ratio	0.021	0.004	-	0.004
i) Total debts to total assets ratio	1.01	1.00	-	1.00
j) Debtors turnover *(IV)	NA	NA	NA	NA
k) Inventory turnover *(IV)	NA	NA	NA	NA
l) Operating margin % *(V)	NA	NA	NA	NA
m) Net profit margin % *(VI)	NA	NA	NA	NA
n) Net worth (Amounts in INR thousand)	(12,253)	(8,470)	10	(8,470)
o) Outstanding redeemable preferance shares *(VII)	NA	NA	NA	NA
p) Net profit after tax (Amounts in INR thousand)	(3,782)	(4,633)	-	(9,470)
q) Earnigs per share (Amounts in INR)	(37.82)	(46.33)	-	(94.70)

Notes to ratio

*I) Since company has incurred losses for the reported financial year / period.
*II) Debenture redemption reserve shall be created out of profits of the company available for payment of dividend. Since the company did not have any profits available for payment of dividend hence no amount was transferred to Debenture Redemption Reserve.
*III) Company has not made any bad debt during the reported financial year / period.
*IV) Since company has not made any sale during the reported financial year / period.
*V) Company does not have any operating sales during the reportable financial year / period.
*VI) The company has not started commercial operations, hence, Net Profit Margin ratio is not giving an appropriate picture.
*VII) 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

3 Disclosure as per Regulation 54 of Securities and Exchange Board of India (Listing obligation and Disclosure Requirements) Regulation , 2015 for the quarter ended June 30, 2025 is not applicable as company has issued unsecured non-convertible debenture on private placement basis.

4 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. Proceeds of NCDs being utilized as per object stated in offer documents.

5 The figures for the quarter ended March 31, 2025 being the balancing figure between the audited figure in repsect of the full financial period from June 07, 2024 to March 31, 2025 and the unaudited year to date figure up to the third quarter from June 07, 2024 to December 31, 2024. Further, the limited review for the comparitive quarter June 30, 2024 was not conducted by Statutory auditor.

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

SHOQUBA REALTY PRIVATE LIMITED MUMBAI

Ajay Sirohi	Shailesh Tripathi
Director	Director
DIN:07634663	DIN: 10337821
Place : Mumbai	Place : Mumbai
Dated: August 12, 2025	Dated: August 12, 2025

SHOQUBA REALTY PRIVATE LIMITED MUMBAI

Chartered Accountants