



February 14, 2024

To,
Department of Corporate
Services
BSE Limited
P.J. Towers, Dalal Street,
Mumbai – 400 001

(Script Code: 543376)

Sub: Submission of Un-audited financial results of Samor Reality Limited for the 3rd quarter and nine months ended 31st December, 2023 along with Auditor's Limited Review Report thereon.

Dear Sir(s),

Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”), this is to inform you that the Meeting of the Board of Directors of the Company was held on **Wednesday, 14th February, 2024 at 04:00 pm and concluded at 08.00 pm** at the registered office of the Company and the following agenda matters were discussed and approved.

1. Approval of Un-audited Financial Results and Limited Review Report thereon for the 3rd quarter and nine months ended 31st December, 2023. (Results are attached herewith)
2. Change of registered Office of the Company from “FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat, 380015” to “4th Floor, 401, Venus Atlantis, near Shell Petrol Pump, Prahaladnagar Road, Anand Nagar, Satellite, Ahmedabad-380015, Gujarat, India.” for better identification of Registered Office premises. There is no change in longitude and latitude for the Registered Office premises.
3. Took note of resignation of M/s. Bhagat & Co, Chartered Accountant, Statutory Auditor of the Company from their position w.e.f. 14th February, 2024. There is no material irregularity reported by Statutory Auditor. The resignation letter was submitted post giving Limited Review report for 3rd Quarter ended 31st Dec, 2023. Resignation letter and details as required under Regulation 30 is attached herewith.

Office Address: FO F.401, Shop Atlantis, Near Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad, Gujarat – 380015, India | Website: www.samor.in |
Email: compliance@samor.in | Tel: 079-3522 0061
CIN: L45400GJ2020PLC118556 | PAN: ABFCS0108N | TAN: AHMS39239E
GSTIN: 24ABFCS0108N1ZF



4. The Board of Directors have, based on the recommendation of the Audit Committee and subject to the shareholders' approval, approved the appointment of M/s. Shah & Shah (FRN: 131527W) Chartered Accountants, as the Statutory Auditors of the Company, to fill the casual vacancy caused by the resignation of M/s Bhagat & Co, with effect from February 14, 2024 and to hold office till the date of next annual general meeting of the Company to be held in 2024, pursuant to Section 139 and other applicable provisions, if any, of the Companies Act, 2013. Details as required under Regulation 30 is attached herewith.

Please take the above information on record.

Thanking you,

Yours truly

Regards,

For. Samor Reality Limited

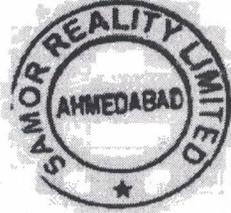
For. Samor Reality Limited

Birjukumar Ajitbhai Shah

Director

DIN: 02323418

Director



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Samor Reality Limited

CIN : L45400GJ2020PLC118556

Email: - compliance@samor.in, Tel: 079-3522 0061, Website: www.samor.in
Registered Office: FO F,401, Shop Atlantis, Nr Reliance Pump, Prahladnagar Road, Anandnagar, Satellite,
Ahmedabad -380015

Statement of Unaudited Financial Results for the Quarter and Nine months ended December 31, 2023

(In Lakh Rs.)

Sr. No.	Particulars	Quarter Ended		Nine Months Ended	Year Ended
		31-Dec-23	30-Sep-23	31-Dec-23	31-Mar-23
		Unaudited	Unaudited	Unaudited	Audited
1	Income				
	(a) Revenue from Operations	-	-	-	1,240.74
	(b) Other Income	5.83	2.94	9.64	7.06
	Total Income	5.83	2.94	9.64	1,247.81
2	Expenses				
	(a) Employee benefits expense	14.60	11.35	36.85	36.62
	(b) Cost of land, plots, development rights, constructed properties and others	861.65	469.51	1,613.34	2,659.54
	(c) Change In Stock	-920.67	-507.43	-1,749.44	-1,579.49
	(d) Depreciation and amortisation expense	0.52	0.52	1.56	1.38
	(e) Finance cost	44.95	27.32	101.29	32.65
	(f) Other expenses	12.05	2.93	43.73	115.24
	Total Expenses	13.10	4.21	47.33	1,265.95
3	Profit/(loss) before tax (1 - 2)	-7.27	-1.27	-37.69	-18.14
4	Tax Expense				
	(a) Current tax	4.58	-	4.58	4.36
	(b) Short provision of earlier years	-	-	-	-
	(c) Deferred tax	-0.04	-0.04	-0.12	0.01
	Total Tax Expense	4.52	-0.04	4.46	4.37
5	Profit/(loss) for the period (3 - 4)	-11.79	-1.24	-42.16	-22.52
6	Other comprehensive income				
	Net gain on fair value of FVOCI equity instruments	245.13	325.53	585.82	5.18
	Income tax relating to items that will not be reclassified to profit or loss	-61.69	-81.93	-147.44	-1.30
	Total other comprehensive income	183.43	243.60	438.38	3.88
7	Total comprehensive income/(loss) for the period (5+6)	171.64	242.37	396.23	-18.64
8	Paid-up equity share capital (face value ` 10/- per share)	215.00	215.00	206.31	65.96
9	Other equity	-	-	-	-
10	Earnings per share (₹) (not annualised except for the year ended)				
	- Basic EPS	-0.55	-0.06	-2.04	-3.41
	- Diluted EPS	-0.52	-0.06	-1.97	-3.41
	(See accompanying notes to the Financial Results)				



For Samor Reality Limited

(Signature)

Birjubhai Ajitbhai Shah
Chairman & Managing Director
DIN: 02323418

Date: 14-02-2024
Place: Ahmedabad

Samor Reality Limited

CIN : L45400GJ2020PLC118556

Email: - compliance@samor.in, Tel: 079-3522 0061, Website: www.samor.in

Registered Office: FO F,401, Shop Atlantis, Nr Reliance Pump, Prahladnagar Road, Anandnagar, Satellite, Ahmedabad -380015

Notes:

- 1 The unaudited financial results for the quarter/nine months ended on 31st December, 2023 were reviewed by the Audit Committee and have been considered and approved by the Board of Directors at their meeting held on February 14, 2024. The same have been subjected to Limited Review by the Statutory Auditors.
- 2 The financial results are prepared in accordance with Indian Accounting Standards ('Ind AS') as prescribed under section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder.
- 3 In View of migration from SME Platform to Main Board of BSE, the Company has adopted Indian Accounting Standard ("Ind AS") beginning from April 1, 2023 and for that purpose comparative figures of previous year and quarter is restated.
- 4 The financial results have been prepared in accordance with Indian Accounting Standards ('Ind AS') prescribed under companies (Indian Accounting Standards) Rules, 2015. Beginning April 01, 2023, the company has for first time adopted Ind AS with the transition date of April 01, 2022. There is a material Impact on Revenue recognition criteria on account of transition to Ind AS.
- 5 During the quarter and nine months ended December 31, 2023 the Company is operating in single segment i.e. Real Estate Activities in terms of Ind AS 108 on Segment Reporting.
- 6 The Company had migrated from BSE SME Platform to Main Board on Friday, January 05, 2024. In view of compliance on half yearly on SME Platform, figures for three months quarter and nine months ended 31st Decmeber 2022 are not provided.
- 7 The figures for previous period have been regrouped / reclassified /restated wherever necessary to make them comparable with the current year's classification.
- 5 Reconciliation between Financial Results as previously reported under the GAAP and as per Ind AS for the year ended 31st March 2023 is as under :

PARTICULARS	Year Ended 31-03-2023
Profit After Tax as per IGAAP	12,53,320.60
Effect of IND AS 115 Revenue Recognition	-34,36,256.00
Effect of IND AS 16 Property Plant and Equipment	-67,652.00
Change In Deffred Tax Asset due to Restatment	1,29,412.00
Profit After Tax as Per Ind As	-21,21,175.40

Place: Ahmedabad

Date: February 14, 2024



Samor Reality Limited

Birjubhai Ajitbhai Shah

Chairman & Managing Director

DIN: 02323418



LIMITED REVIEW REPORT

Limited Review Report on the standalone unaudited financial results of the Company for the 3rd quarter and nine months ended on 31st December, 2023 pursuant to Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015

To the Board of Directors
Samor Reality Limited
Ahmedabad

1. We have reviewed the accompanying statement of unaudited standalone financial results of Samor Reality Limited (the "Company") for the 3rd quarter and nine months ended on 31st December, 2023, ("the Statement ") being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This statement is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard 34 "Interim Financial Reporting", prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"). Our responsibility is to issue a report on these financial statements based on our review.
3. The Company has migrated from SME exchange to Main board of BSE Limited with effect from 05th January, 2024. So, the accounts of the Company have been prepared following Ind-AS, considering change in policy of revenue recognition. The effect of the same has been given in the unaudited financial results of the Company for the 3rd quarter and nine months ended on 31st December, 2023.
4. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Bhagat & Co.
Chartered Accountants
Firm Registration Number -127250W


Shankar Prasad Bhagat
Partner
Membership No:052725
Place: Ahmedabad
Date: February 14, 2024
UDIN: 24052725BKCORV6012





Annexure A
Details with respect to change in Auditors of the Company as required under Regulation 30 Readwith Schedule III of the Listing Regulations and SEBI Circular CIR/CFD/CMD/4/2015 dated September 09, 2015

Resignation of Statutory Auditor

Particulars	Details
Name of the Company	Samor Reality Limited
Name of the Auditor	M/s. Bhagat & Co, Chartered Accountants
Reason for Change viz. appointment resignation, removal, death or Otherwise	Resignation as Statutory Auditor vide Letter dated 14 th February, 2024
Effective Date of resignation	14 th February, 2024
Brief profile	Not Applicable
Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

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BHAGAT & CO.
Chartered Accountants

24 Laxmi Chambers, Navjeevan Press Road, Nr. Old High Court, Income Tax, Ahmedabad – 380014
Email id: bhagatco2015@gmail.com, Tel. 079/48988866, Mob: 9998040610

Date 14/02/2024

To

The Board of Directors Ltd

Samor Reality Ltd

Ahmedabad

Dear Sir,

Subject: Resignation as Statutory Auditor of the Company

This is to inform that due to expiring of Peer Review Certificate issued by ICAI , we are unable to continue as Auditor of the company.

Accordingly We are submitting our Resignation as Statutory Auditor of the company with effect from 14/02/2024

We therefore request to treat this letter as our Resignation from the Statutory Auditor of the Company.

For Bhagat & Co
Chartered Accountants
FRN 127250W



Shankar Prasad Bhagat
Partner
M.N 052725



Format of information to be obtained from the statutory auditor upon resignation

1. Name of the listed entity/material subsidiary:	SAMOR REALITY LIMITED
2. Details of the statutory auditor:	
a. Name:	BHAGAT & CO
b. Address:	24, Laxmi Chanber, Navjeevan Press Road, Nr. Old High Court, Income Tax, Ahmedabad-380014
c. Phone number:	079-27541551
d. Email:	Bhagatco2015@gmail.com
3. Details of association with the listed entity/material subsidiary:	
a. Date on which the statutory auditor was appointed:	Appointed in 2 nd AGM on 30.09.2022 for Term of 5 years from FY 2022-23 to FY 2027-28 (i.e., until conclusion of 7 th AGM).
b. Date on which the term of the statutory auditor was scheduled to expire:	FY 2027-28 (i.e., until conclusion of 7 th AGM)
c. Prior to resignation, the latest audit report/limited review reports submitted by the auditor and date of its submission.	Limited Review Report dated 14.02.2024 for quarter and nine months ended 31.12.2023
4. Detailed reasons for resignation:	The Peer Auditor certificate is due for expiry from 31.03.2024. Hence, we are unable to continue as Statutory Auditors of your Company with effect from the same date and also unable to provide the Audit report for the FY 2023-24.
5. In case of any concerns, efforts made by the auditor prior to resignation. (including approaching the Audit Committee/Board of Directors along with the date of communication made to the Audit Committee/Board of Directors)	Resignation is due to expiry of Peer Audit Certificate. It is not due to any concerns about the company.
6. In case the information requested by the auditor was not provided, then the following shall be disclosed:	Not applicable
a. Whether the inability to obtain sufficient appropriate audit evidence was due to a management-imposed limitation or circumstances beyond the control of the management.	Not applicable
b. Whether the lack of information would have significant impact on the financial statements/results.	Not applicable



c. Whether the auditor has performed alternative procedure to obtain appropriate evidence for the purposes of audit/limited review as laid down in SA 705 (Revised) Not applicable

d. Whether the lack of information was prevalent in the previous reported financial statements/ results. If yes, on what basis the previous audit/limited review reports were issued. Not applicable

7. Any other facts relevant to the resignation: Not applicable

Declaration

1. We hereby confirm that the information given in this letter and its attachments is correct and complete.
2. We hereby confirm that there is no other material reason other than those provided above for resignation of my firm.

For Bhagat & Co.
Chartered Accountants
Firm Registration Number –127250W



Shankar Prasad Bhagat
Partner
Membership No: 052725
Place: Ahmedabad
Date: February 14, 2024





Annexure A
Details with respect to change in Auditors of the Company as required under Regulation 30 Readwith Schedule III of the Listing Regulations and SEBI Circular CIR/CFD/CMD/4/2015 dated September 09, 2015

Appointment of Statutory Auditor

Particulars	Details
Name of the Company	Samor Reality Limited
Name of the Auditor	M/s. Shah & Shah, Chartered Accountants
Reason for Change viz. Appointment, resignation, removal, death or Otherwise	Appointment to fill casual vacancy caused due to the resignation of M/s. Bhagat & Co, Chartered Accountant to hold office from February 14, 2024 till the date of next annual general meeting to be held in 2024.
Effective Date of Appointment	February 14, 2024
Brief profile	M/s. Shah & Shah, Chartered Accountants are registered with the Institute of Chartered Accountants of India (ICAI) with Registration No. 131527W and have the experience of handling various large listed and multi national companies for statutory audit as well as other services. The audit firm has a valid peer review certificate.
Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

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