



Independent Auditor's Report

To
The Members of
Ardour Properties Private Limited

Report on the audit of the Financial Statements

Opinion

1. We have audited the accompanying Ind AS financial statements of Ardour Properties Private Limited ("the Company"), which comprise the balance sheet as at 31 March 2025, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information ("the Financial Statements").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit and other comprehensive income, changes in equity and its cash flows for the year then ended.

Basis for Opinion

3. 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 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 Financial Statements 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Financial Statements.

Emphasis of Matter

4. We draw attention to Note 24 of the financial statements regarding preparation of accounts on going concern basis. Our opinion is not modified in respect of this matter.



Other Information

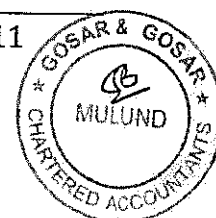
5. The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Director's Report including Annexures to Director's Report and such other disclosures but does not include the Financial Statements and our auditors' report thereon.
6. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.
7. In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's responsibility for the Financial Statements

8. The Company's Management and Board of Directors is responsible for the matters stated in section 134(5) of the Act, with respect to the preparation of these Financial Statements that give a true and fair view of the state of affairs, profit and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting standards ("Ind AS") specified under section 133 of the Act. 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 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.
9. In preparing the Financial Statements, the management and the board of directors 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 the management and the board of directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
10. The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the Financial Statements

11. Our objectives are to obtain reasonable assurance about whether the 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

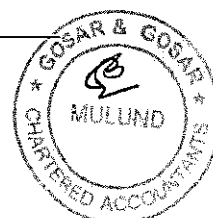


material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

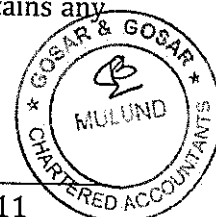
12. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - 12.1. Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures 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.
 - 12.2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to Financial Statements in place and the operating effectiveness of such controls.
 - 12.3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
 - 12.4. Conclude on the appropriateness of the 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 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.
 - 12.5. Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
13. 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.
14. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

15. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.



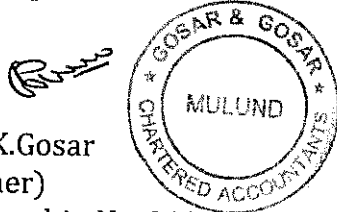
16. As required by Section 143(3) of the Act, we report that:
- 16.1. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - 16.2. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - 16.3. The balance sheet, the statement of profit and loss including other comprehensive income, the statement of changes in equity and the cash flow statement dealt with by this Report are in agreement with the books of account.
 - 16.4. In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act.
 - 16.5. On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
 - 16.6. With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
 - 16.7. Since the company is a private Company, reporting under section 197(16) of the Act, as amended, is not applicable.
17. 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, in our opinion and to the best of our information and according to the explanations given to us:
- 17.1. There are no pending litigations which would impact the financial position.
 - 17.2. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses. Refer Note 34 of the Financial Statements.
 - 17.3. There has been no amount which was required to be transferred to the Investor Education and Protection Fund by the Company.
 - 17.4. The management has represented to us to the best of their knowledge, that no funds (which are material either individually or in aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("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 ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries. Based on reasonable audit procedures adopted by us, nothing has come to our notice that such representation contains any material misstatement.



- 17.5. The management has also represented to us to the best of their knowledge and belief, that no funds (which are material either individually or in aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entities ("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. Based on reasonable audit procedures adopted by us, nothing has come to our notice that such representation contains any material misstatement.
- 17.6. The Company has not declared or paid any dividend during the year, hence requirement for compliance with Section 123 of the Act is not applicable.
- 17.7. Based on our examination, which included test checks, the company has used an accounting software for maintaining its books of account for the financial year ended 31 March 2025, which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

As provision to Rule 3(1) of the Companies (Accounts) Rules, 2014, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, the Audit trail has been preserved by the company as per the statutory requirements for record retention.

For M/s. Gosar&Gosar
Chartered Accountants
Firm Registration.No.103332W



Dilip K.Gosar
(Partner)
Membership No.:041750
Mumbai, 07th July, 2025
UDIN No: 25041750BMLNAT6228

Annexure - A to the Independent Auditor's Report

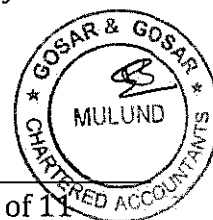
Annexure referred to in paragraph 15 under "Report on other Legal and Regulatory requirements" of our report of even date to the members of Ardour Properties Private Limited on the Ind AS financial statements for the year ended 31 March 2025

We report that :

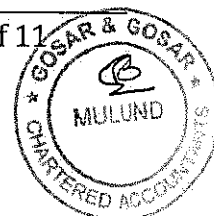
- i. (a) The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment ("PPE"). The Company does not have any intangible asset.
- (b) The Company has a regular programme of physical verification of its PPE by which all PPE are verified once a year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the programme, all PPE were physically verified by the management during the year. In our opinion, and according to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) The Company does not have any immovable property under PPE. Accordingly, paragraph 3(i)(c) of the Order is not applicable to the Company.
- (d) In our opinion and according to the information and explanations given to us, the Company has not revalued its PPE during the year.
- (e) In our opinion and according to the information and explanations given to us and on the basis of our examination of the records of the Company, no proceedings 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.
- ii. (a) In our opinion and according to the information and explanations given to us, the physical verification of inventories (being land and work-in-progress) has been conducted at reasonable intervals by the management and, the coverage and procedure of such verification by the management is appropriate. No discrepancies noticed on verification between the physical stock and book records.
- (b) In our opinion and according to the information and explanations given to us, the Company has not been sanctioned any working capital limits during the year. Accordingly, paragraph 3(ii)(b) of the Order is not applicable to the Company.
- iii. According to the information and explanations provided to us, the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnership or any other parties during the year. Accordingly, paragraph 3(a) to (f) of the Order is not applicable to the Company.



- iv. According to the information and explanations given to us, the Company has complied with the provisions of Section 185 and 186 of the Act in respect of loans granted, and details of such transactions have been disclosed in the financial statements, there are no guarantees and securities provided and no investments made during the year.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits from the public during the year in terms of directives issued by the Reserve Bank of India or the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The Central Government of India has not prescribed the maintenance of cost records under Section 148(1) of the Act.
- vii. (a) In our opinion and according to the information and explanations given to us, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues have generally been regularly deposited by the Company to/with the appropriate authorities.
- According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, Goods and Services Tax, duty of customs, cess and other material statutory dues were in arrears as at 31 March 2025 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, there are no dues referred to in (a) above, which have not been deposited to/with the appropriate authority on account of any dispute as on 31 March 2025.
- viii. In our opinion and according to the information and explanations given to us there have not been any transactions recorded in the books of account of the company which reflect income surrendered or disclosed during the year in the tax assessments under the Income Tax Act, 1961.
- ix. (a) In our opinion, the According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not defaulted in repayments of loans or other borrowings or in the payment of interest thereon to the lender.
- (b) As represented, the Company has not been declared as a willful defaulter by any bank or financial institution or government or any government authority or any other lender.
- (c) In our opinion and according to the information and explanations given to us, the Company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.

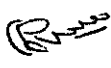


- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) The Company does not have any subsidiaries, associates or joint ventures. Accordingly, the provisions of paragraph 3(ix)(e) and (f) of the Order are not applicable to the Company.
- x. (a) The Company did not raise money by way of initial public offer or further public offer (including debt instruments) during the year.
- (b) The Company has not made any preferential allotment / private placement of shares / fully / partly / optionally convertible debentures during the year.
- xi. (a) In our opinion and according to the information and explanations given to us, there has been no fraud by the Company or any fraud on the Company that has been noticed or reported during the course of our audit.
- (b) In our opinion and 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 (including us) in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and details of such transactions have been disclosed in the financial statements as required by the applicable Indian Accounting Standards. Section 177 is not applicable to the Company.
- xiv. In our opinion and based on our examination, the Company does not have an internal audit system as it is not required to have an internal audit system as per the provisions of the Companies Act 2013 and hence reporting under clause 3(xiv)(a) and 3(xiv)(b) is not applicable.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, it has not entered into any non-cash transactions with its directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.
- xvi. (a) In our opinion, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934 ("RBI"). Accordingly, paragraph 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities. The question of obtaining a valid Certificate of Registration from the RBI does not arise.



- (c) The Company is not a Core Investment Company ("CIC") as defined in the regulations made by Reserve Bank of India.
- (d) There is no CIC as part of the Group to which Company belongs.
- xvii. The Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly, paragraph 3(xviii) of the Order is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, having regard to the business cycle of the company, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. The provisions of Section 135 of the Act pertaining to Corporate Social Responsibility are not applicable to the company. Accordingly, paragraph 3(xx) (a) & (b) of the Order is not applicable to the Company.

For M/s. Gosar&Gosar
Chartered Accountants
Firm Registration.No.103332W


Dilip K. Gosar
(Partner)
Membership No.: 041750
Mumbai, 07th July, 2025
UDIN No: 25041750BMLNAT6228



Annexure "B" to the Independent Auditors' report on the Financial Statements of Ardour Properties Private Limited for the year ended 31 March 2025

(Referred to in paragraph "16.6" under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls with reference to the aforesaid Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013.

Opinion

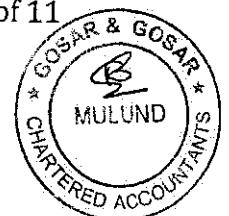
1. We have audited the internal financial controls with reference to the Financial Statements of Ardour Properties Private Limited ("the Company") as at 31 March 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.
2. In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to the Financial Statements and such internal financial controls were operating effectively as at 31 March 2025, based on the internal controls 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 Guidance Note").

Management's responsibility for Internal Financial Controls

3. The Company's management is responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note. 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 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

4. Our responsibility is to express an opinion on the Company's internal financial controls with reference to the Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing ("SA"), prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to the Financial Statements. Those SAs and the Guidance Note require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to the Financial Statements were established and maintained and whether such controls operated effectively in all material respects.
5. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to the Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to the Financial Statements included obtaining an understanding of internal financial controls with reference to the Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the



assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

6. 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 with reference to the Financial Statements.

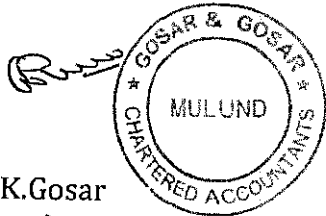
Meaning of Internal Financial Controls with reference to the Financial Statements

7. A company's internal financial controls with reference to the Financial Statements 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 controls with reference to the Financial Statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the Financial Statements.

Inherent Limitations of Internal Financial Controls with reference to the Financial Statements

8. Because of the inherent limitations of internal financial controls with reference to the Financial Statements, 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 with reference to the Financial Statements to future periods are subject to the risk that the internal financial controls with reference to the Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For M/s. Gosar&Gosar
Chartered Accountants
Firm Registration.No.103332W



Dilip K. Gosar
(Partner)
Membership No.:041750
Mumbai, 07th July, 2025
UDIN No: 25041750BMLNAT6228

Ardour Properties Private Limited

CIN: U45200MH2008PTC178012

Balance Sheet as at

(₹ in lakhs)

	Notes	31 March 2025	31 March 2024
ASSETS			
1. Non-current assets			
(a) Property, plant and equipment	4	0	0
(b) Non-current tax	5	0	9
Total non-current assets		0	9
2. Current assets			
(a) Inventories	6	5,774	5,009
(b) Financial assets			
(i) Cash and cash equivalents	7	10	1
(ii) Other bank balances other than (i) above	8	328	10
(iii) Other financial assets	9	650	650
(c) Other current assets	10	39	37
Total current assets		6,801	5,707
Total assets		6,801	5,716
EQUITY AND LIABILITIES			
1. Equity			
(a) Equity share capital	11 (a)	9	9
(b) Other equity	11 (b)	(28)	(29)
Total equity		(19)	(20)
2. Liabilities			
A. Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	12	-	5,007
B. Current liabilities			
(a) Financial liabilities			
(i) Borrowings	13	6,806	710
(ii) Trade payables			
(A) Total outstanding dues of micro enterprises and small enterprises	14(A)	-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	14(B)	1	3
(iii) Other financial liabilities	15	3	1
(b) Other current liabilities	16	10	16
Total current liabilities		6,820	5,737
Total equity and liabilities		6,801	5,716

Notes forming part of financial statements

1-36

"0" (zero) indicates amounts less than a lakh

As per our report of even date

For Gosar & Gosar

Chartered Accountants

Firm Registration No.103332W

For and on behalf of the Board
Dilip K. Gosar

Partner

Membership No. 041750

Place: Mumbai

Date: 7th July 2025



Imtiaz K. Kanga
Imtiaz K. Kanga
 Director
 (DIN:00136272)

Devesh Bhatt
Devesh Bhatt
 Director
 (DIN:08225392)

Ardour Properties Private Limited

CIN: U45200MH2008PTC178012

Statement of Profit and Loss for the year ended

(₹ in lakhs)

	Notes	31 March 2025	31 March 2024
I. Income			
Interest income	17	2	89
Total income (I)		2	89
II. Expenses			
Cost of operations	18	-	-
Finance costs	19	0	86
Other expenses	20	1	2
Total expenses (II)		1	88
III. Profit/(loss) before tax for the year		1	1
IV. Tax expense	21		
- Current Tax		0	0
- Earlier Year Tax		-	-
V. Profit/(loss) for the year after tax		1	1
VI. Other comprehensive income			
VII. Total comprehensive income for the year		1	1
Earnings per share of face value of ₹ 10/- each fully paid up			
Basic and diluted earnings per share (in ₹)	22	1.37	0.83

Notes forming part of financial statements
 "0" (zero) indicates amounts less than a lakh

1-36

As per our report of even date

For Gosar & Gosar

Chartered Accountants

Firm Registration No.103332W

For and on behalf of the Board

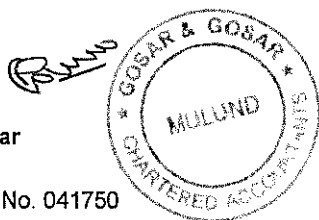
Dilip K. Gosar

Partner

Membership No. 041750

Place: Mumbai

Date: 7th July 2025



Imtiaz I. Kanga
 Imtiaz I. Kanga
 Director
 (DIN:00136272)

Devesh Bhatt
 Devesh Bhatt
 Director
 (DIN:08225392)

		31 March 2025	31 March 2024
A	Cash flow from operating activities		
	Profit / (loss) before tax	1	1
	Adjustments for:		
	Interest expense	0	743
	Operating profit before working capital changes	1	744
	Adjustments for:		
	Decrease / (Increase) in inventories	(4)	(639)
	Decrease/(increase) in trade and other receivables	(2)	10
	Increase/(decrease) in trade and other payables	(5)	(31)
	Net cash used in operating activities before tax	(9)	84
	Direct taxes refunded / (paid) (net)	9	4
	Net cash used in operating activities (A)	(1)	80
B	Cash flow from investing activities		
	Decrease / (Increase) in other bank balances	(318)	(0)
	Loan given to related parties	-	(80)
	Loan given repaid by related parties	-	1,182
	Net cash from investing activities (B)	(318)	1,102
C	Cash flow from financing activities		
	Proceeds from loan taken from holding company	996	336
	Repayment of loans taken from holding company	(9)	(478)
	Repayment of loans taken from Bank Financial Institution	-	(300)
	Interest paid	(659)	(742)
	Net cash from financing activities (C)	327	(1,184)
	Net changes in cash and cash equivalents (A+B+C)	8	(3)
	Opening balance of cash and cash equivalents	1	3
	Cash and cash equivalents at the end of the year [Refer note 4 below]	9	1
	Add: Earmarked balances with banks	328	10
	Closing balance of cash and cash equivalents	338	11

Notes:

- The above statement of cash flows has been prepared under indirect method as set out in Ind AS -7 "Statement of Cash Flows".
- Previous year's figures have been regrouped/ reclassified wherever necessary to confirm to current years' classification.
- "0" (zero) indicates amounts less than a lakh

4	Cash and cash equivalents comprise of:	31 March 2025	31 March 2024
	Cash on hand	0	0
	Balances with banks in current accounts	10	1
	Margin money deposits	328	10
	Cash and cash equivalents [Refer note 7 & 8]	338	11

As per our report of even date
For Gosar & Gosar
Chartered Accountants
Firm Registration No.103332W

For and on behalf of the Board

Dilip K. Gosar
Partner
Membership No. 041750
Place: Mumbai
Date: 7th July 2025



Imtiaz I. Kanga
Director
(DIN:00136272)

Devesh Bhatt
Director
(DIN:08225392)

Ardour Properties Private Limited
CIN: U45200MH2008PTC178012
Statement of changes in equity for the year ended

A. Equity share capital

(i) Current reporting year (₹ in lakhs)

Balance at the beginning of the current reporting Year	Changes in equity share capital due to prior period errors	Restated balance at the beginning of the reporting year	Change in equity share capital during the current year	Balance at the end of the current reporting year
9	-	9	-	9

(ii) Previous reporting year (₹ in lakhs)

Balance at the beginning of the current reporting year	Changes in equity share capital due to prior period errors	Restated balance at the beginning of the reporting year	Change in equity share capital during the current year	Balance at the end of the current reporting year
9	-	9	-	9

B1. Other equity

(₹ in lakhs)

For the year ended 31 March 2025	Reserve and surplus	
	Retained earning	Total
Balance as at 01 April 2024	(29)	(29)
Change in accounting policy or prior period errors	-	-
Restated Balance as at 01 April 2024	(29)	(29)
Transitional adjustment of Ind AS 115	-	-
Profit for the year	1	1
Other comprehensive income	-	-
Re-measurement gains/(losses) on defined benefit	-	-
Total comprehensive income for the year	1	1
Balance as at 31 March 2025	(28)	(28)

B2 Other equity

(₹ in lakhs)

For the year ended 31 March 2024	Reserve and surplus	
	Retained earning	Total
Balance as at 01 April 2023	(30)	(30)
Change in accounting policy or prior period errors	-	-
Restated Balance as at 01 April 2023	(30)	(30)
Transitional adjustment of Ind AS 115	-	-
Profit for the year	1	1
Other comprehensive income	-	-
Re-measurement gains/(losses) on defined benefit	-	-
Total comprehensive income for the year	1	1
Balance as at 31 March 2024	(29)	(29)

"0" (zero) indicates amounts less than a lakh

As per our report of even date
For Gosar & Gosar
Chartered Accountants
Firm Registration No.103332W

For and on behalf of the Board

Dilip K. Gosar
Partner
Membership No. 041750
Place: Mumbai
Date: 7th July 2025



Intiaz I. Kanga
Director
(DIN:00136272)

Devesh Bhatt
Director
(DIN:08225392)

1 Company information

Ardour Properties Private Limited (the Company) is a Company (CIN: U45200MH2008PTC178012) domiciled in India and is governed under the Companies Act, 2013. The Company's registered office is at 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai 400 055. The Company is primarily engaged in Real Estate Development, Leasing and Renting Business.

The financial statements of the Company for the year ended 31 March 2025 were approved and authorised for issue by the Board of Directors at their meeting held on 7th July 2025

1 A Basis of preparation

The financial Statements have been prepared to comply in all material respects with the Indian Accounting Standards notified under Section 133 of Companies Act, 2013 (the Act) read with Companies Indian Accounting Standards (Ind AS) Rules, 2015 and other relevant provisions of the Act and rules framed thereunder.

The financial statements have been prepared under the historical cost convention and on accrual basis, except for certain financial assets and liabilities measured at fair value as explained in accounting policies below.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

The financial statements are presented in lakhs, except when otherwise indicated.

2 Material accounting policies

(a) Current and non-current classification

The Company is engaged in the business of real estate activities where the operating cycle commences with the acquisition of land / project, statutory approvals, construction activities and ends with sales which is always more than twelve months. Accordingly, classification of project assets and liabilities into current and non-current has been done considering the relevant operating cycle of the project. All other assets and liabilities are classified into current and non-current based on period of twelve months. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

(b) Property, plant and equipment

i) All property, plant and equipment are stated at original cost of acquisition/installation (net of input credits availed) less accumulated depreciation and impairment loss, if any, except freehold land which is carried at cost. Cost includes cost of acquisition, construction and installation, taxes, duties, freight and other incidental expenses that are directly attributable to bringing the asset to its working condition for the intended use and estimated cost for decommissioning of an asset.

ii) Capital work-in-progress comprises cost of property, plant and equipment and related expenses that are not yet ready for their intended use at the reporting date.

iii) Depreciation on property, plant and equipment is provided on written down value method based on the useful life specified in Schedule II of the Companies Act, 2013.

(c) Inventories

Inventories are valued at lower of cost and net realisable value. The cost of raw materials (construction materials) is determined on the basis of weighted average method. Cost of work-in-progress and finished stock includes cost of land / development rights, construction costs, allocated borrowing costs and expenses incidental to the projects undertaken by the Company.

(d) Fair value measurement

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

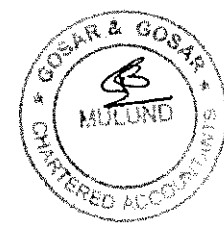
All financial assets and financial liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- **Level 1** — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- **Level 2** — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable, or
- **Level 3** — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

h

Da



(e) Financial instruments

I. Financial assets

i) Classification

The Company classifies its financial assets either at Fair Value through Profit or Loss (FVTPL), Fair Value through Other Comprehensive Income (FVTOCI) or at amortised Cost, based on the Company's business model for managing the financial assets and their contractual cash flows.

ii) Initial recognition and measurement

The Company at initial recognition measures a financial asset at its fair value plus transaction costs that are directly attributable to its acquisition. However, transaction costs relating to financial assets designated at fair value through profit or loss (FVTPL) are expensed in the statement of profit and loss for the year.

iii) Subsequent measurement

For the purpose of subsequent measurement, the financial asset are classified in four categories:

- a) Debt instrument at amortised cost
- b) Debt instrument at fair value through other comprehensive Income
- c) Debt instrument at fair value through profit or loss
- d) Equity investments

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 such instruments is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is calculated using the effective interest rate method and is included under the head "Finance income".

• **Fair value through other comprehensive income (FVTOCI):**

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 (FVTOCI). 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 the statement of profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to statement of profit and loss. Interest income from these financial assets is calculated using the effective interest rate method and is included under the head "Finance income".

• **Fair value through profit or loss:**

Assets that do not meet the criteria for amortised cost or fair value through other comprehensive income (FVTOCI) are measured at fair value through profit or loss. Gain and losses on fair value of such instruments are recognised in statement of profit and loss. Interest income from these financial assets is included in other income.

Equity investments other than investments in subsidiaries, joint ventures and associates

The Company subsequently measures all equity investments other than investments in subsidiaries, joint ventures and associates at fair value. Where the Company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to the statement of profit and loss in the event of de-recognition. Dividends from such investments are recognised in the statement of profit and loss as other income when the Company's right to receive payments is established. 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 FVTOCI are not reported separately from other changes in fair value.

iv) Impairment of financial assets

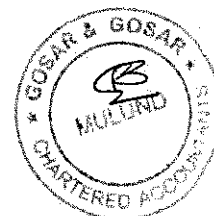
The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. As per simplified approach, loss allowances on trade receivables are measured using provision matrix at an amount equal to life time expected losses i.e. expected cash shortfall.

The impairment losses and reversals are recognised in Statement of Profit and Loss.

v) De-recognition of financial assets

A financial asset is derecognised only when:

- The rights to receive cash flows from the financial asset have expired
- The Company has transferred substantially all the risks and rewards of the financial asset or
- The Company has neither transferred nor retained substantially all the risks and rewards of the financial asset, but has transferred control of the financial asset.



II. Financial liabilities

i) Classification

The Company classifies all financial liabilities at amortised cost or fair value through profit or loss.

ii) Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, deposits or as payables, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

iii) Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

a Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the profit or loss.

b Loans, borrowings and deposits

After initial recognition, loans, borrowings and deposits are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the EIR amortization process. The EIR amortisation is included in finance costs in the statement of profit and loss.

c Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short-term maturity of these instruments.

iv) De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

(f) Cash and cash equivalents

(i) Cash and cash equivalents in the balance sheet comprise cash at bank and on hand and short-term deposit with original maturity upto three months, which are subject to insignificant risk of changes in value.

(ii) For the purpose of presentation in the statement of cash flows, cash and cash equivalents consists of cash and short-term deposit, as defined above, net of outstanding bank overdraft as they are considered as an integral part of Company's cash management.

(g) Revenue recognition

i) Revenue from real estate activity

In case of under construction units, revenue from real estate activity is recognised in accordance with Ind AS 115 'Revenue from Contracts with Customers' which is effective from April 01, 2018. In accordance with Ind AS 115, and basis the Company's contracts with customers, its performance obligations are satisfied over time.

ii) Interest income

Interest income for all debt instruments, measured at amortised cost or fair value through other comprehensive income, is recognised using the effective interest rate method.

(h) Income taxes

The income tax expenses comprises current and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

Current Tax:

The current tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period.

Deferred Tax:

Deferred tax is recognised in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amount used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised, such reductions are reversed when the probability of future taxable profits improves.

h

Per



Unrecognised deferred tax assets are measured at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects at the reporting date to recover or settle the carrying amount of its assets and liabilities.

(i) Impairment of non-financial assets

The carrying amounts of non financial assets are reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An asset is treated as impaired when the carrying amount exceeds its recoverable value. The recoverable amount is the greater of an asset's or cash generating unit's, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to the present value using a pre-tax discount rate that reflects current market assessment of the time value of money and risks specific to the assets. An impairment loss is charged to the statement of profit and loss in the year in which an asset is identified as impaired. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life. The impairment loss recognized in prior accounting periods is reversed by crediting the statement of profit and loss if there has been a change in the estimate of recoverable amount.

(j) Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares except when the results would be anti-dilutive.

(k) Borrowing costs

Borrowing costs attributable to the acquisition or construction of qualifying assets are capitalised as part of cost of such assets. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowings.

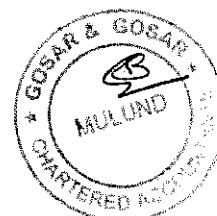
(l) Provisions, Contingent Liabilities and Contingent Assets

i) Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognised for future operating losses. Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

Provisions (excluding retirement benefits) are discounted using pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

ii) A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the company. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

iii) Contingent assets are not recognized, but are disclosed in the financial statements when the economic inflow is probable.



3 A. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Estimates and judgements are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

B. Judgements

In the process of applying the accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

a) Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using appropriate valuation techniques. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

b) Taxes

The Company periodically assesses its liabilities and contingencies related to income taxes for all years open to scrutiny based on latest information available. For matters where it is probable that an adjustment will be made, the Company records its best estimates of the tax liability in the current tax provision. The Management believes that they have adequately provided for the probable outcome of these matters.

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits.

3 B Recent Accounting Pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below

i) Ind AS 1 - Presentation of Financial Statements

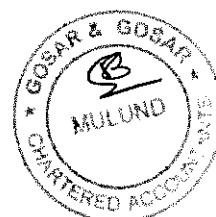
This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the standalone financial statements.

ii) Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

iii) Ind AS 12 - Income Taxes

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after 1 April 2023. The Company has evaluated the amendment and there is no impact on its standalone financial statement.



4 Property, plant and equipment

(₹ in lakhs)

	Furniture and fixtures	Total
Deemed cost		
As at 31 March 2023	0	0
Additions during the year	-	-
Disposals during the year	-	-
As at 31 March 2024	0	0
Additions during the year	-	-
Disposals during the year	-	-
As at 31 March 2025	0	0

(₹ in lakhs)

	Furniture and fixtures	Total
Accumulated depreciation		
As at 31 March 2023	0	0
Additions during the year	-	-
Disposals during the year	-	-
As at 31 March 2024	0	0
Additions during the year	-	-
Disposals during the year	-	-
As at 31 March 2025	0	0

(₹ in lakhs)

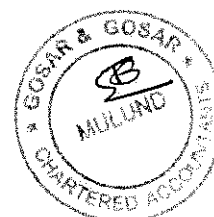
Net carrying amount as at 31 March 2025	0	0
Net carrying amount as at 31 March 2024	0	0

The financial statements are presented in Rs. lakhs, except when otherwise indicated.

"0" (zero) indicates amounts less than a lakh

h

h



5 Non-current tax assets

(₹ in lakhs)

	31 March 2025	31 March 2024
Balances with Government authorities		
- Direct tax	0	9
Total	0	9

"0" (zero) indicates amounts less than a lakh

6 Inventories

(₹ in lakhs)

	31 March 2025	31 March 2024
Work-in-progress (Refer Note 18)	5,774	5,009
Total	5,774	5,009

7 Cash and cash equivalents

(₹ in lakhs)

	31 March 2025	31 March 2024
Balances with banks in current accounts	10	1
Cash on hand	0	0
Total	10	1

"0" (zero) indicates amounts less than a lakh

8 Other bank balances (Other than cash and cash equivalents)

(₹ in lakhs)

	31 March 2025	31 March 2024
Balances with banks in deposit accounts	328.16	10
Total	328	10

**Includes `328 Lakhs Lien in favour of financials institutions loans taken by the company

9 Current financial assets - Others

(₹ in lakhs)

	31 March 2025	31 March 2024
Deposit	650	650
Total	650	650

10 Other current assets

(₹ in lakhs)

	31 March 2025	31 March 2024
Balances with government authorities		
- Indirect tax	39	37
Total	39	37

11 Equity share capital and other equity

(a) Equity share capital

Authorised share capital

(₹ in lakhs)

	31 March 2025	31 March 2024
100,000 (31 March 2024 : 100,000) equity shares of ₹10 each	10	10
Total	10	10

Issued, subscribed & fully paid up shares

(₹ in lakhs)

	31 March 2025	31 March 2024
90,000 (31 March 2024 : 90,000) equity shares of ₹10 each	9	9
Total	9	9

h

Jer



Movement in equity share capital

	(₹ in lakhs)	
	No. of shares	Amount
At 31 March 2023		
Changes during the year	90,000	9
	-	-
At 31 March 2024		
Changes during the year	90,000	9
	-	-
At 31 March 2025		
	90,000	9

i) All the equity shares are held by the holding company Abacus Real Estate Private Limited and its nominees.

ii) Terms/ rights attached to Equity Shares

The Company has only one class of equity shares having a face value of ₹ 10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The final dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares 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.

iii) The details of shareholders holding more than 5% shares is set out below :

Name of Shareholder	31 March 2025	31 March 2024
Abacus Real Estate Private Limited		
Number of shares	90,000	90,000
% of Holding	100	100

iv) Details of Shares held by promoters:

Name of the Promoter	31 March 2025	31 March 2024
	Number % of total shares	Number % of total shares
Abacus Real Estate Private Limited	90000 100	90000 100

v) There are no bonus shares issued or shares issued for consideration other than cash or shares bought back during five years preceeding 31 March 2025

(b) Other Equity

	(₹ in lakhs)	
	31 March 2025	31 March 2024
Retained earnings		
As per last balance sheet		
Add:	(29)	(30)
Profit / (Loss) for the year	1	1
Total	(28)	(29)

12 Non-current financial liabilities - Borrowings

	(₹ in lakhs)	
	31 March 2025	31 March 2024
Unsecured		
Loan from		
- Loan from financial institution #	-	5,007
	-	5,007

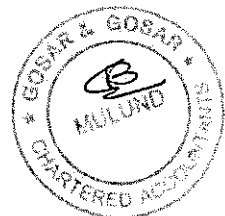
13 Current financial liabilities - Borrowings

	(₹ in lakhs)	
	31 March 2025	31 March 2024
Unsecured		
Loan from financial institution #		
Loan from	5,035	-
- Ultimate Holding Company	1,771	710
Total	6,806	710

Loan from a Financial institution of ₹ 5,035 lakhs (31 March 2024 ₹ 5,007 lakhs) is secured against the Shares Pledged by Kalpataru Constructions Private Limited and KC Holdings Private Limited and fully repayable in FY 2025-26.

There are no creation / modification of charges or satisfaction thereof, which are pending to be registered with ROC beyond the period prescribed under the Companies Act, 2013 and Rules made thereunder

All the loans are used fully for the purpose for which they were obtained



14 Trade payables

(₹ in lakhs)

	31 March 2025	31 March 2024
(A) Total outstanding dues of micro enterprises and small enterprises	-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	1	3
Total	1	3

Mar-25

Particulars	Outstanding for following periods from due date of transactions					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	1	-	-	-	1
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed dues-Others	-	-	-	-	-	-

Mar-24

Particulars	Outstanding for following periods from due date of transactions					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	1	-	-	1	2
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed dues-Others	-	-	-	-	-	-

15 Current financial liabilities - Others

(₹ in lakhs)

	31 March 2025	31 March 2024
Creditors for expenses	1	0
Cheques overdrawn	2	-
Total	3	1

"0" (zero) indicates amounts less than a lakh

16 Other current liabilities

(₹ in lakhs)

	31 March 2025	31 March 2024
Statutory dues	10	16
Total	10	16

h

Der



17 Interest income

(₹ in lakhs)

	31 March 2025	31 March 2024
Interest on financial assets measured at amortised cost		
- Loans	-	88
- Fixed deposits	1	1
- Interest on income tax refund	1	0
Total	2	89

"0" (zero) indicates amounts less than a lakh

18 Cost of sales and other operational expenses

(₹ in lakhs)

	31 March 2025	31 March 2024
Opening stock	5,009	4,338
Add : Expenses incurred during the year		
Project execution expenses	3	5
Finance costs (Refer note 19)	762	657
Consultancy charges	-	10
	5,774	5,009
Less: Transfer to inventories (Refer note 6)	5,774	5,009
Total	-	-

19 Finance costs

(₹ in lakhs)

	31 March 2025	31 March 2024
Interest expenses		
- Borrowings	733	710
- Others	29	33
	762	743
Less: Transferred to work-in-progress (Refer note 18)	762	657
Total	0	86

The financial statements are presented in Rs. lakhs, except when otherwise indicated.

"0" (zero) indicates amounts less than a lakh

20 Other expenses

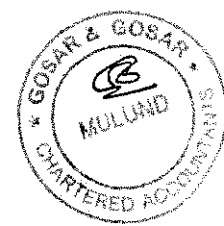
(₹ in lakhs)

	31 March 2025	31 March 2024
Rates and taxes	0	1
Royalty for trade mark	1	1
Business Support Services	0	
Legal and professional charges	0	0
Auditors' remuneration		
- Audit fees	0	0
Total	1	2

"0" (zero) indicates amounts less than a lakh

h

Jan



21 Taxation

- (a) Income tax related to items recognised directly in the statement of profit and loss during the year.

	(₹ in lakhs)	
	31 March 2025	31 March 2024
Current income tax:		
Current income tax charge	0	0
Adjustment in respect of current income tax of previous year	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	-	-
Income tax expense reported in the statement of profit and loss	0	0

- (b) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31 March 2025 and 31 March 2024:

	(₹ in lakhs)	
	31 March 2025	31 March 2024
Accounting profit before tax	1	1
At statutory income tax rate of 25.168% (31 March 2024: 25.168%)	0	0
Non-creation of deferred tax asset	(0)	(0)
Income tax expense as per the statement of profit and loss	0	0

The financial statements are presented in Rs. lakhs, except when otherwise indicated.
"0" (zero) indicates amounts less than a lakh.

- (c) The Company has unused tax losses of ₹ 4 lakhs (31 March 2024- ₹ 4 lakhs) that are available for setoff for eight years (expiring in between March 2025 to March 2032) against future taxable profits of the Company and unabsorbed depreciation of ₹ NIL (31 March 2024 - ₹ NIL) that are available for set off for indefinite period. Deferred tax assets have not been recognised in respect of these unused tax losses and unabsorbed depreciation in view of uncertainty as to the absorption of such losses in the foreseeable future based on the current level of operations of the Company. If the Company was able to recognise all unrecognised deferred tax assets, the loss for the year would decrease by ₹ 1 lakh (31 March 2024 - ₹ 1 lakh).

22 Earnings per share (EPS)

	31 March 2025	31 March 2024
Face value of equity shares (₹)	10	10
Weighted average number of equity shares	90,000	90,000
Profit/(loss) after tax (₹ Lakhs)	1	1
Weighted average earnings per share (basic and diluted) (₹)	1.37	0.83

23 Segment information

Disclosure under Indian Accounting Standard 108 – 'Operating Segments' is not given as, in the opinion of the management, the entire business activity falls under one segment, viz., Real Estate activity. Company conducts its business in only one Geographical Segment viz. India.

- 24** In view of accumulated losses and complete erosion of net worth of the Company the ultimate holding company Kalpataru Limited has undertaken to extend the required financial support to maintain the Company as going concern.

[Handwritten signatures]



25 Related party disclosures

Ultimate Holding Company
Kalpataru Limited

Holding company
Abacus Real Estate Private Limited

Fellow subsidiaries

Abhiruchi Orchards Private Limited	Ardour Developers Private Limited	Kalpataru Gardens Private Limited
Agile Real Estate Dev Private Limited	Arena Orchards Private Limited	Kalpataru Hills Residency Private Limited
Agile Real Estate Private Limited	Arimas Real Estate Private Limited	Kalpataru Homes Private Limited
Alder Residency Private Limited	Aspen Housing Private Limited*	Kalpataru Land Private Limited
Amber Enviro Farms Private Limited	Astrum Orchards Private Limited	Kalpataru Properties (Thane) Private Limited
Amber Orchards Private Limited	Axiom Orchards Private Limited	Kalpataru Properties Private Limited
Ambrosia Enviro Farms Private Limited	Azure Tree Enviro Farms Private Limited	Kalpataru Property Ventures LLP#
Ambrosia Real Estate Private Limited	Azure Tree Lands Private Limited	Kalpataru Retail Ventures Private Limited
Anant Orchards Private Limited	Azure Tree Orchards Private Limited	Kalpataru Townships Private Limited*
Ananta Landmarks Private Limited	Kalpataru (Land) Surat Private Limited	Kalpataru Construction (Poona) Pvt Ltd
Kalpataru Residency Private Limited (formerly known as Munot Infrastructure Developments Private Limited)**		

*Became fellow subsidiary w.e.f.31 May 2023,

** Became fellow subsidiary w.e.f.20 March 2024,

Ceased to be fellow subsidiary w.e.f.12 March 2024

Enterprises controlled by the holding company

Kalpataru Plus Sharyans Kalpataru Constructions (Pune)

Key management personnel

Jayant C. Oswal Imtiaz I. Kanga Devesh Bhatt

Other related parties with whom transactions have taken place during the year or balances outstanding at the year end

Kalpataru Constructions Private Limited K. C. Holding Private Limited

Transactions with related parties

Heads/ Entity	Relation	31-Mar-25	31-Mar-24
Interest expense		108	91
Kalpataru Limited	Ultimate Holding Company	108	91
Loans taken		967	253
Kalpataru Limited	Ultimate Holding Company	967	253
Loan taken repaid		9	478
Kalpataru Limited	Ultimate Holding Company	9	478
Loans given repaid		-	1,102
Ardour Developers Private Limited	Fellow subsidiary	-	1,102
Interest Income		-	88
Ardour Developers Private Limited	Fellow subsidiary	-	88
Royalty expenses paid		1	1
Kalpataru Limited	Ultimate Holding Company	1	1
Business Support Services Expenses		0	5
Kalpataru Limited	Ultimate Holding Company	0	5

Closing balances as at

Heads/ Entity	Relation	31-Mar-25	31-Mar-24
Loans taken		1,772	710
Kalpataru Limited	Ultimate Holding Company	1,772	710
Guarantee/securities issued on Group's behalf by		5,000	5,000
Kalpataru Constructions Private Limited	Other related party	5,000	5,000
Along with the K. C. Holding Private Limited			

"0" (zero) indicates amounts less than a lakh

Notes

- The details of related party relationships identified by the management of the company and relied upon by the auditor.
- There have been no write off/ write back in case of related parties.

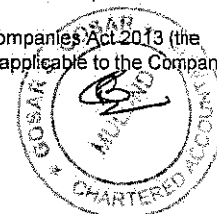
26 Details of loans given, investments made, guarantees given and securities provided covered u/s 186 of the Companies Act, 2013

a) The Company is engaged in the business of providing Infrastructural facilities as specified under Schedule VI of the Companies Act 2013 (the 'Act') and hence the provisions of Section 186 of the Act related to loans/guarantees given or securities provided are not applicable to the Company.

b) There are no investments made by the Company.

h

De



27 Financial Instruments - Accounting classifications and fair value

The fair value of financial assets and liabilities are included at the amount at which the instrument can be exchanged in the current transaction between willing parties, other than in a forced or liquidation sale.

The carrying amount of cash and cash equivalents, trade payables, other current liabilities, short term borrowings and other current financial instruments are considered to be approximately equal to the fair value largely due to short term maturities of these instruments.

(₹ in lakhs)

	Carrying amount	
	31 March 2025	31 March 2024
Financial assets at amortised cost:		
Cash and bank balances	10	1
Other financial assets (current)	650	650
Total	660	651
Financial liabilities at amortised cost:		
Short term borrowings repayable on demand	6,806	710
Trade payables	1	3
Other financial liabilities (current)	3	1
Total	6,810	713

28 Financial risk management objectives and policies

The Company's principal financial liabilities comprise loans and borrowings and trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include cash and cash equivalents and other current financial assets that derive directly from its operations.

The Company is exposed through its operations to the following financial risks:

- Credit risk
- Fair value or cash flow interest rate risk
- Other market price risk, and
- Liquidity risk.

The Company is exposed to risks that arise from its use of financial instruments. This note describes the Company's objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these risks is presented throughout these financial statements.

There have been no substantive changes in the Company's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated in this note.

Market risk

Market risk arises from the Company's use of interest bearing financial instruments. It is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in interest rates (interest rate risk) or other market factors (other price risk).

Interest rate risk

Interest rate risk is 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's exposure to the risk of changes in market interest rates relates primarily to the Company's debt obligations with floating interest rates. The management is responsible for the monitoring of the Company's interest rate position. Different variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

	31 March 2025	31 March 2024
Impact of Increase of 50 basis points	(34)	(4)
Impact of Decrease of 50 basis points	34	4

Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily other current financial assets) and from its financing activities, including deposits with banks.

h

On



Financial instruments and cash deposits

With respect to credit risk arising from the other financial assets of the Company, which comprise bank balances and cash, and deposits, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these assets.

Credit risk from balances with banks is managed by Company's treasury in accordance with the Company's policy. The Company limits its exposure to credit risk by only placing balances with local banks. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial investments and financial assets (e.g. other financial assets) and projected cash flows from operations.

The cash flows, funding requirements and liquidity of Company is monitored under the control of treasury team. The objective is to optimize the efficiency and effectiveness of the management of the Company's capital resources. The Company's objective is to maintain a balance between continuity of funding and borrowings. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and borrowing facilities, by continuously monitoring forecasted and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The Company currently has sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

(₹ in lakhs)

	Less than 1 year	1 to 3 years	3 to 5 years	More than 5 years	Total
Year ended 31 March 2025					
Borrowings	6,806	-	-	-	6,806
Trade and other payables	1	-	-	-	1
Other financial liabilities	3	-	-	-	3
Total	6,810	-	-	-	6,810
Year ended 31 March 2024					
Borrowings	710	5,000	-	-	5,710
Trade and other payables	3	-	-	-	3
Other financial liabilities	1	-	-	-	1
Total	713	5,000	-	-	5,713

Capital Management

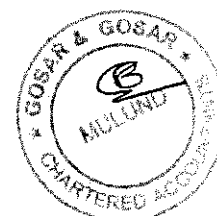
For the purpose of Company's capital management, capital includes issued capital and other equity reserves. The primary objective of the Company's Capital Management is to maximize shareholder value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

The company monitors capital using gearing ratio, which is net debt divided by total equity.

(₹ in lakhs)

	31 March 2025	31 March 2024
Gross debt (inclusive of long term and short term borrowing)	6,806	5,718
Less: Cash and bank balances	10	1
Net debt	6,796	5,716
Total equity	(19)	(20)
Total capital	6,777	5,696
Gearing ratio	100.28%	100.36%

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2025 and 31 March 2024.



29 Disclosure of various ratios -

(₹ in lakhs)

Particulars	Descriptoin	31 March 2025	31 March 2024
•Current Ratio	<u>Current assets</u>	6801	5707
	<u>Current liabilities</u>	6820	5737
•Debt-Equity Ratio	<u>Total Debt</u>	6806	5718
	<u>Shareholders equity</u>	(19)	(20)
•Debt Service Coverage Ratio	<u>Earning available for</u>	1	87
	<u>Debt services</u>	669	1488
•Return on Equity Ratio	<u>Net profit after taxes - Preference Dividend (if any)</u>	1	1
	<u>Average</u>	(20)	(21)
•Inventory turnover ratio	<u>Cost of goods sold or Sales</u>	0	0
	<u>Average Inventory</u>	5391	4674
•Trade Receivable Turnover ratio	<u>Net Credit Sales</u>	0	0
	<u>Average Accounts</u>	0	0
•Trade Payable Turnover ratio	<u>Net credit purchase</u>	3	14
	<u>Average Trade</u>	2	17
•Net Capital Turnover Ratio	<u>Net sales</u>	0	0
	<u>Working Capital</u>	(20)	(29)
•Net Profit Ratio	<u>Net profit</u>	1	1
	<u>Net Sales</u>	0	0
•Return on Capital Employed	<u>Earning before interest and taxes</u>	1	87
	<u>Capital Employed</u>	6787	5697
•Return on Investment	<u>Dividend</u>	0	0
	<u>Cost of investment</u>	0	0

Ratios as at	31 March 2025	31 March 2024	% Changes	Remarks
	Ratios			
Current Ratio	1.00	0.99	(0.01)	-
Debt-Equity Ratio	NA	NA	NA	-
Debt Service Coverage Ratio	0.00	0.06	0.02	-
Return on Equity Ratio	NA	NA	NA	-
Inventory Turnover Ratio	-	-	NA	-
Trade Receivable Turnover Ratio	-	-	NA	-
Trade Payable Turnover ratio	1.88	0.84	NA	-
Net Capital Turnover Ratio	-	-	NA	-
Net Profit Ratio	-	-	NA	-
Return on Capital Employed	0.02%	1.53%	0%	-
Return on Investment	-	-	NA	-

All above ratio are in terms of times unless otherwise mentioned.

As the Company recognises its revenue overtime, the numbers of Revenue & its related information may not strictly be comparable over the periods, hence required ratios are also not strictly comparable.

"0" (zero) indicates amounts less than a lakh

h

De



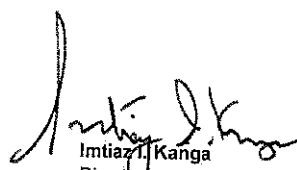
- 30 To the best of information of management of the Company, the disclosure requirements to be given pursuant to Gazette notification for Amendments in Schedule III to Companies Act, 2013 dated 24 March 2021 effective from 01 April 2021 pertaining to following matters are either disclosed or not applicable to the company:
1. Disclosure on Revaluation of property, plant and equipment and intangible assets from Registered Valuers is not applicable to company.
 2. No proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (us of 1988) an rules made thereunder.
 3. The Company has not been declared a wilful defaulter by any bank or financial institution or other lender.
 4. Relationship with Struck off Companies*
During the year, the Company has not entered into any transaction with companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956.
 5. As per clause (87) of section 2 and section 186 (1) of the Companies Act, 2013 and Rules made thereunder, the company is in compliance with the number of layers as permitted under the said provisions.
 6. The Company has carried out necessary compliance in order to give full effect of the Scheme approved by regulatory authorities.
 7. The Company has not traded or invested in Crypto currency or virtual currency during the financial year.
 8. There are no transactions recorded in books of account reflecting surrender/ disclosure of income in the assessment under Income Tax Act, 1961.
- 31 a) To the best of our knowledge & belief, no fund (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entity ("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 ("Ultimate Beneficiaries") or provided any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- b) To the best of our knowledge & belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entity ("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 parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- 32 No dividend is declared & paid during the current financial year.
- 33 Events after reporting date
There have been no events after the reporting date that require disclosure in these financial statements.
- 34 The Company does not have any long-term contracts including derivative contracts on which there are foreseeable losses which are not provided.
- 35 Audit Trail
The accounting software used by the Company, to maintain its Books of account have a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all transactions recorded in the software. The Company has an established process of regularly identifying shortcomings, if any, and updating technological advancements and features including audit trail. The shortcomings identified during the course of audit are being reviewed and corrective action is being taken wherever required.
- 36 Previous year figures have been regrouped / reclassified, wherever necessary, to correspond with current year classification.

For Gosar & Gosar
Chartered Accountants
Firm Registration No.103332W

Dilip K. Gosar
Partner
Membership No. 041750
Place: Mumbai
Date: 7th July 2025



For and on behalf of the Board


Imtiaz I. Kanga
Director
(DIN:00136272)


Devesh Bhatt
Director
(DIN:08225392)