

## INDEPENDENT AUDITOR'S REPORT

To the Members of Agile Real Estate Dev Private Limited

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of **Agile Real Estate Dev Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

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 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its loss (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

#### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 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 audit opinion on the financial statements.

#### Information Other than the Financial Statements and Auditor's Report Thereon

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Board's Report including its Annexures, and other report placed by the management before the members, but does not include the financial statements and our auditor's report thereon. The Board's Report is expected to be made available to us after the date of this auditor's report

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the 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.



## **Responsibilities of Management for the Financial Statements**

The Company's management and Board of Directors are 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 financial position, financial performance including 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 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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.

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- 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.
- 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) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Report on Other Legal and Regulatory Requirements**

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

2. As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flow dealt with by this Report are in agreement with the books of account;
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) With respect to the adequacy of internal financial controls over financial reporting of the company with reference to the financials statement and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report.
- g) As required by Section 197 (16) of the Act, in our opinion and according to information and explanations provided to us, the remuneration paid by the Company to its directors is in accordance with Section 197 of the Act and remuneration paid to directors is not in excess of the limit laid down under this Section.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - (i). The Company has disclosed the impact of the pending litigations on its financial position in its financial statements – refer Note 29 to the financial statements;
  - (ii). The Company has accounted for material foreseeable losses for long term contracts.
  - (iii). There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - (iv). a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, if any, no funds 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediaries 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;

b) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, if any, no funds have been received by the Company from any persons or entities, 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; and

c) Based on such audit procedures, we have considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

(v). 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.

(vi). Based on our examination which included test checks, the company has used an accounting software for maintaining its books of accounts which has a feature of recording audit trail (edit log) facility and the same was operational throughout the year for all relevant transactions recorded in the software, except for the following observations:

The audit trail logs at the database level, which would capture direct data changes or modifications to administrative rights, were not available for our verification, although restrictions on database administrator access have been implemented using Privileged Access Management (PAM) solution and with the retention of log of recordings of any accessibility.

Further, during the course of our audit, we did not come across any instance where the audit trail feature was enabled, had been tampered with.

Additionally, the Company has preserved the audit trail in accordance with statutory record retention requirements, to the extent where features have been enabled, excluding audit trail logs at the database level.

**For Singhi & Co.,**

Chartered Accountants

Firm's Registration No: 302049E



A handwritten signature in blue ink, appearing to read "Sudesh Choraria".

**Sudesh Choraria**

Partner

Membership No: 204936

UDIN: 26204936QIYCTZ6253

Place: Mumbai

Date: May 04, 2026

**ANNEXURE - A TO THE INDEPENDENT AUDITOR'S REPORT of even date to the members of Agile Real Estate Private Limited on the financial Statements as of and for the year ended March 31, 2026**

(Referred to in paragraph 1 of our Report on Other legal and regulatory requirements)

We report that:

i. In respect of its Property Plant and Equipment and Intangible Assets:

- a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of its property, plant and equipment.  
  
(B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.
- b) As explained to us, the Company has a regular program of conducting physical verification of its property, plant and equipment in a phased manner. In our opinion, the periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification during the year.
- c) According to the information and explanations given to us and on the basis of our examination, title deeds of the immovable property (other than self - constructed immovable property (buildings), and where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) as disclosed in schedule of Property, Plant and Equipment to the financial statements, are held in the name of the Company.
- d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) during the year ended March 31, 2026. The Company has not capitalized any intangible assets in the books of the Company.
- e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 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 has been conducted at reasonable intervals by the Management and coverage and procedure of such verification by the Management is appropriate. No material discrepancies noticed on verification between the physical stocks and the book records.
- b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

iii. During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.

iv. During the year, there are no loans, investments, guarantees, and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.

v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.



- vi. The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.
- vii. According to the information and explanations given to us and the records of the Company examined by us:
- a) The Company has been generally regular in depositing amounts deducted/accrued in the books of accounts 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 material statutory dues, as applicable. There were no material undisputed outstanding statutory dues as at the year end, for a period of more than six months from the date they became payable.
- b) There are no dues of 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 material statutory dues, as applicable which have not been deposited with the appropriate authorities on account of any dispute.
- viii. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix.
- a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- c) Term loans were applied for the purpose for which the loans were obtained.
- d) On an overall examination of the financial statements of the Company, no short-term funds have been raised during the year which have been used for long term purposes.
- e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) and (f) of the Order is not applicable to the Company.
- x.
- a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- xi.
- a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by [cost auditor/ secretarial auditor or by 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.

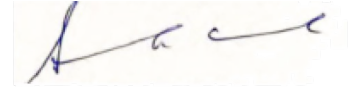


- xii. The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanations provided to us and based on our examination of the records of the Company has entered into transactions with related parties in compliance with the provisions of sections 177 and 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required under the Indian Accounting Standards (Ind AS) 24, Related Party Disclosures specified under section 133 of the Act, read with Rule 4 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended).
- xiv.
- a) The Company has an internal audit system commensurate with the size and nature of its business.
- b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- xv. The Company has not entered into any non-cash transactions with its directors or persons connected with him. Accordingly, the reporting on compliance with the provisions of Section 192 of the Companies Act, 2013 under clause 3(xv) of the Order is not applicable to the Company.
- xvi.
- a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, paragraph 3 (xvi)(a) of the Order is not applicable to the Company.
- b) In our opinion, the Company has not conducted any Non-Banking Financial or Housing Finance activities during the year. Therefore, the provisions of clause 3(xvi)(b) of the Order are not applicable to the Company.
- c) In our opinion, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Therefore, the provisions of clause 3(xvi)(c) of the Order are not applicable to the Company.
- d) According to the representations given by the management, the Company does not have any CIC. Therefore, the provisions of clause 3(xvi)(d) of the Order are not applicable to the Company.
- xvii. The Company has incurred cash loss of Rs. 2,557 lakhs in the current financial year. The Company has earned cash loss of Rs. 689 lakhs in the immediately preceding financial year.
- xviii. There has been no resignation of statutory auditors during the year. Therefore, the provisions of clause 3(xviii) of the Order are not applicable to the Company.
- 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, 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, and primarily based on the continued financial support of the Parent Company, 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. Due to the continuing losses incurred by the Company, it does not attract the provisions of Section 135 of the Act. Therefore, the provisions of clause 3(xx) (a) and (b) of the Order are not applicable to the Company.

**For Singhi & Co.**  
Chartered Accountants  
Firm's registration No: 302049E



**Sudesh Choraria**  
Partner  
Membership No: 204936  
UDIN: 26204936QIYCTZ6253

Place: Mumbai  
Date: May 04, 2026



**ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT of even date to the members of Agile Real Estate Private Limited on the financial Statements as of and for the year ended March 31, 2026**  
(Referred to in paragraph 2(f) of our Report on Other legal and regulatory requirements)

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

1. We have audited the internal financial controls over financial reporting of **Agile Real Estate Private Limited** ("the Company") as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS**

2. The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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**

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.
4. *Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.*
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

**MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

6. A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:



- a. Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- b. provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and
- c. Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

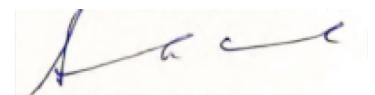
#### **INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

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

#### **OPINION**

8. In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For Singhi & Co.**  
Chartered Accountants  
Firm's registration No: 302049E



**Sudesh Choraria**  
Partner  
Membership No: 204936  
UDIN: 26204936QIYCTZ6253

Place: Mumbai  
Date: May 04, 2026



Particulars	Note	As at 31 March 2026	As at 31 March 2025
<b>Assets</b>			
<b>Non-current assets</b>			
Property, plant and equipment	4	1,624	29
Capital work-in-progress	5	-	163
<b>Financial assets</b>			
(i) Other financial assets	6	1,315	-
Non current tax asset (net)	7	108	13
Deferred tax assets (net)	34	976	174
Other non-current assets	8	334	152
<b>Total non-current assets</b>		<b>4,357</b>	<b>531</b>
<b>Current assets</b>			
Inventories	9	213,891	177,623
<b>Financial assets</b>			
(i) Trade receivables	10	6,335	971
(ii) Cash and cash equivalents	11	1,328	721
(iii) Bank balances other than (ii) above	12	230	251
(iv) Other financial assets	6	773	160
Other current assets	8	3,118	3,151
<b>Total current assets</b>		<b>225,675</b>	<b>182,877</b>
<b>Total assets</b>		<b>230,032</b>	<b>183,408</b>
<b>Equity and Liabilities</b>			
<b>Equity</b>			
Equity share capital	13	7	1
Other equity	14	(2,460)	(643)
<b>Total equity</b>		<b>(2,453)</b>	<b>(642)</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Provisions	16	486	-
<b>Total non-current liabilities</b>		<b>486</b>	<b>-</b>
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
(i) Borrowings	18	207,701	176,799
(ii) Trade payables	19		
(a) Total outstanding dues of micro enterprises and small enterprises		369	20
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		2,250	164
(iv) Other financial liabilities	15	862	4,233
Other current liabilities	17	20,610	2,834
Provisions	16	207	-
<b>Total current liabilities</b>		<b>231,999</b>	<b>184,050</b>
<b>Total equity and liabilities</b>		<b>230,032</b>	<b>183,408</b>

Material accounting policies

Notes forming part of the financial statements

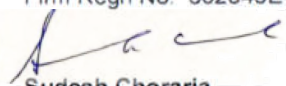
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As per our report of even date

**For Singhi & Co.**

Chartered Accountants

Firm Regn No. 302049E


**Sudesh Choraria**

Partner

Membership No. 204936

Date: 04 May 2026

Place: Mumbai



For and on behalf of the Board


**Atul Tewari**

Director

(DIN : 07711024)

Date: 04 May 2026

Place: Mumbai


**Bavneesh Gulati**

Director

(DIN : 10343276)

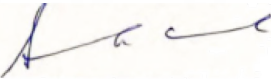
Particulars	Note	Year ended 31 March 2026	Year ended 31 March 2025
<b>Income</b>			
Other income	20	88	36
Interest income	21	128	135
<b>Total income</b>		<b>216</b>	<b>171</b>
<b>Expenses</b>			
Cost of sales and other operational expenses	22	-	-
Employee benefits expense	23	931	-
Finance costs	24	13	-
Depreciation and amortisation expense	25	186	6
Other expenses	26	1,753	860
<b>Total expenses</b>		<b>2,883</b>	<b>866</b>
<b>Profit / (loss) before tax exceptional item and tax</b>		<b>(2,667)</b>	<b>(695)</b>
Less: Exceptional item (Refer Note 42)		76	-
<b>Profit / (loss) before tax</b>		<b>(2,743)</b>	<b>(695)</b>
<b>Less : Tax expense</b>	34		
- Current tax		-	-
- Deferred tax (credit) / charge		(807)	(174)
<b>Profit / (loss) for the year</b>		<b>(1,936)</b>	<b>(521)</b>
<b>Other comprehensive income (OCI)</b>			
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:			
- Re-measurement gain/(losses) on defined benefit plan		15	-
-Income tax effect on above		(4)	-
<b>Other comprehensive income for the year (net of tax)</b>		<b>11</b>	<b>-</b>
<b>Total comprehensive income for the year</b>		<b>(1,925)</b>	<b>(521)</b>
<b>Earning per share on equity shares of Rs.10 each fully paid up</b>	31		
Basic and diluted EPS (Rs.)		(2,626.96)	(5,213.30)
Material accounting policies			
Notes forming part of the standalone financial statements	1-47		

As per our report of even date

For Singhi &amp; Co.

Chartered Accountants

Firm Regn No. 302049E



Sudesh Choraria

Partner

Membership No. 204936

For and on behalf of the Board



Atul Tewari

Director

(DIN : 07711024)



Bavneesh Gulati

Director

(DIN : 10343276)

Date: 04 May 2026

Place: Mumbai

Date: 04 May 2026

Place: Mumbai



Particulars	Year ended 31 March 2026	Year ended 31 March 2025
<b>A. Cash flow from operating activities</b>		
Profit/ (Loss) before Tax	(2,743)	(695)
<b>Adjustments for:</b>		
Depreciation and amortisation expense	186	6
Employee stock grant scheme reserve	114	-
Interest income (including fair value change in financial instruments)	(128)	(135)
Interest expenses and other financial charges ( including Unwinding of discount on financial liabilities at amortised cost)	13	-
Loss(Gain) on sale of property plant and equipment (net)	1	-
Unrealised Exchange (Gain)/Loss (Net)	2	-
<b>Operating (loss) / profit before working capital changes</b>	<b>(2,555)</b>	<b>(824)</b>
<b>Adjustments for:</b>		
(Increase) / decrease in inventories	(15,307)	(6,710)
(Increase) / decrease in trade receivable and Financial and Other Assets	(6,719)	(4,436)
Increase/ (decrease) Trade Payables, Financial & Other Liabilities and Provisions	17,538	6,646
<b>Cash generated from operating activities</b>	<b>(7,043)</b>	<b>(5,324)</b>
Direct taxes (paid) / refunds	(97)	(11)
<b>Net cash generated from operating activities (A)</b>	<b>(7,140)</b>	<b>(5,335)</b>
<b>B. Cash flow from investing activities</b>		
Purchase of property, plant and equipment (including capital work-in-progress)	(2,020)	(189)
Sale of property, plant and equipment	164	-
Fixed deposit (Made)/Withdrawn	(1,305)	-
(Increase) / decrease in other bank balances	21	(251)
Interest received	118	135
<b>Net cash generated from / (used in) investing activities (B)</b>	<b>(3,022)</b>	<b>(305)</b>
<b>C. Cash flow from financing activities</b>		
Proceeds from current borrowings	109,223	20,315
Repayment of current borrowings	(76,742)	-
Increase / (decrease) in other borrowings	(0)	-
Interest and financial charges paid	(21,712)	(14,430)
<b>Net cash generated from / (used in) financing activities (C)</b>	<b>10,770</b>	<b>5,885</b>
<b>Net changes in cash and cash equivalents (A+B+C)</b>	<b>607</b>	<b>245</b>
<b>Cash and cash equivalents (including bank balance overdrawn) at the beginning of the year [Refer note 3 below]</b>	<b>721</b>	<b>476</b>
Add : Other balances with banks	-	-
<b>Cash and cash equivalents at the end of the year</b>	<b>1,328</b>	<b>721</b>

**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 figures have been regrouped / reclassified, wherever necessary, to correspond with current year classification.
- Cash and cash equivalents at the end of the year**

	As at 31 March 2026	As at 31 March 2025
Cash on hand	23	0
Balances with banks in current accounts	1,005	0
Deposits with bank having original maturity period of less than three months	300	721
	<b>1,328</b>	<b>721</b>

4 "0" (zero) indicates amounts less than a lakh.

As per our report of even date  
**For Singhi & Co.**  
Chartered Accountants  
Firm Regn No. 302049E  
  
**Sudesh Choraria**  
Partner  
Membership No. 204936



For and on behalf of the Board

  
**Atul Tewari**  
Director  
(DIN : 07711024)

  
**Bavneesh Gulati**  
Director  
(DIN : 10343276)

Date: 04 May 2026  
Place: Mumbai

Date: 04 May 2026  
Place: Mumbai

**A. Equity share capital**

Current reporting year	Balance at the beginning of the current reporting year	Changes in equity share capital due to prior period errors	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
	1	-	1	6	7

Previous reporting year	Balance at the beginning of the previous reporting year	Changes in equity share capital due to prior period errors	Balance at the beginning of the reporting year	Change in equity share capital during the current year	Balance at the end of the previous reporting year
	1	-	1	-	1

**B. Other equity**

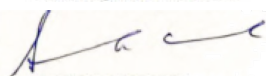
Particulars	Reserve and surplus				
	Capital reserve	Retained earnings	Equity share capital pending Allotment (refer below note i)	Employee stock grant scheme reserve	Total
<b>Balance as at 01 April 2025</b>	12	(661)	6	-	(643)
Change in accounting policy or prior period errors	-	-	-	-	-
<b>Balance as at 01 April 2025</b>	12	(661)	6	-	(643)
Profit / (loss) for the year	-	(1,936)	-	-	(1,936)
Other Comprehensive Income for the year (net of tax)	-	11	-	-	11
<b>Total comprehensive income for the year</b>	-	(1,925)	-	-	(1,925)
<b>Other movements during the year</b>					
Transferred (from) retained earnings to debenture redemption reserve.	-	-	-	-	-
Addition during the year	-	-	-	114	114
Issue of equity shares	-	-	(6)	-	(6)
<b>Total</b>	-	-	(6)	114	108
<b>Balance as at 31 March 2026</b>	12	(2,585)	-	114	(2,460)
<b>Balance as at 01 April 2024</b>	12	(139)	6	-	(121)
Change in accounting policy or prior period errors	-	-	-	-	-
<b>Balance as at 01 April 2024</b>	12	(139)	6	-	(121)
Profit/(loss) for the year	-	(521)	-	-	(521)
Other Comprehensive Income for the year (net of tax)	-	-	-	-	-
<b>Total comprehensive income for the year</b>	-	(521)	-	-	(521)
<b>Other movements during the year</b>					
Addition during the year	-	-	-	-	-
Issue of equity shares	-	-	-	-	-
<b>Total</b>	-	-	-	-	-
<b>Balance as at 31 March 2025</b>	12	(661)	6	-	(643)

i) Pending allotment of equity shares towards purchase consideration as per the scheme of demerger (Refer Note 38)

Notes forming part of the financial statements

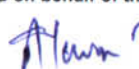
1-47

As per our report of even date  
**For Singhi & Co.**  
Chartered Accountants  
Firm Regn No. 302049E



**Sudesh Choraria**  
Partner  
Membership No. 204936

For and on behalf of the Board



**Atul Tewari**  
Director  
(DIN : 07711024)



**Bavneesh Gulati**  
Director  
(DIN : 10343276)

Date: 04 May 2026  
Place: Mumbai

Date: 04 May 2026  
Place: Mumbai



**Note 1**

**Company information**

Agile Real Estate Dev Private Limited (Formerly known as Appropriate Agro Farms Private Limited) (the Company) is a private company (CIN U70100MH2007PTC173950) domiciled in India and is governed by 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.

The financial statements of the Company for the year ended 31 March 2026 were approved and authorised for issue by the and Board of Directors at their respective meeting held on 04 May 2026.

**Note 2**

**(I) 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 Rs. Lakhs, except when otherwise indicated. 0 (zero) indicates amounts less than rupees one lakh.

**(II) Material accounting policies (MAP)**

**(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) Subsequent expenditure is capitalised only if it is probable that the future economic benefit associated with the expenditure will flow to the Company.
- iii) Property, plant and equipment is derecognised from financial statements, either on disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss in the period in which the property, plant and equipment is derecognised.
- iv) 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. In respect of shuttering materials (Aluminium formwork) useful life is considered from 1 to 4 years basis internal technical evaluation representing the best estimate of the period over which such equipment is expected to be used. Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end.

**(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.

**(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 historical credit experience and 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.

The Company continuously monitors defaults of customers, identified either individually or by the Company, and incorporates this information into its credit risk controls. The Company's policy is to deal only with creditworthy counterparties.

In respect of trade and other receivables, the Company is not exposed to any significant credit risk exposure to any single counterparty or any company of counterparties having similar characteristics. Trade receivables consist of a large number of customers. The Company has very limited history of customer default, and considers the credit quality of trade receivables that are not past due or impaired to be good.



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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.

d **Financial guarantee contracts**

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

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**

**Revenue from real estate activity**

- a) In case of under construction units, revenue from real estate activity is recognised in accordance with Ind AS 115 'Revenue from Contracts with Customers' on satisfaction of performance obligation on the basis of Company's binding contracts with customers, upon transfer of control of promised products or services to customers for a consideration the Company expects to receive in exchange for those products or services. The Company satisfies the performance obligation at a "point in time" OR "over time" depending on the fulfilment of the criteria as prescribed in para 35 of the said standard.

As such there being no objective criteria prescribed by the said Standard for recognition of revenue "over time", the Company recognises the revenue based on fulfilment of part obligation on following criteria:



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- i. For revenue recognition, only those units are considered where agreement / contract with buyers is executed.
  - ii. In case, where stage of completion of the project reaches a reasonable level of development i.e. 25% or more as supported by physical work report, revenue is recognised on units mentioned in point no (i) above based on actual cost incurred to the proportion of total estimated cost i.e. "project cost method". (Input Method). In case where units have received occupancy certificate, full revenue is recognized.
  - iii. In case, where stage of completion has not reached a reasonable level of development mentioned in point no (ii) above, the revenue is recognised only to the extent of actual cost incurred subject to fulfillment of point no (i) above.
- b) In case of contracts with customers where performance obligations are satisfied "point in time", the Company recognises the revenue when the customer obtains control of the promised assets which is linked to occupancy certificate on those units where binding agreement/ contracts with the buyers are executed.

**(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.

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.



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- 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 disclosed in the financial statements where an inflow of economic benefit is probable.

**(m) Share based payments**

Equity settled share-based compensation benefits are provided to employees under the "Kalpataru Limited Employees Stock Option Scheme (ESOS 2024/ Scheme). The fair value of options on the grant date, determined using an appropriate option pricing model, taking into account terms and conditions of the grant date is recognised as an employee benefits expense with a corresponding increase in equity as "Employee stock option scheme reserves".

The total amount to be recognised is determined by reference to the fair value of the options granted:

- (a) including any market performance conditions (e.g., the entity's share price)
- (b) excluding the impact of any service and non-market performance vesting conditions (e.g., profitability, sales growth targets and remaining an employee of the entity over a specified time period), and
- (c) including the impact of any non-vesting conditions (e.g., the requirement for employees holding shares for a specific period of time).

The total expenses are amortised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied.

At the end of each period, the entity revises its estimates of the number of options that are expected to vest based on the service and non-market performance vesting conditions. It recognises the impact of the revision to original estimates, if any, in the statement of profit and loss, with a corresponding adjustment to equity. In case vested options are forfeited or expire unexercised, the related balance standing to the credit of the "Employee stock option scheme reserves" is transferred to "Retained earnings".

In case of equity settled share based payments to employees of subsidiaries, in the separate financial statements, the parent company recognises the impact as investment in the subsidiaries.

**Note 3**

**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.

**a) Classification of property**

**The Company determines whether a property is classified as investment property or inventory:**

Investment property comprises land and buildings (principally commercial premises and retail property) that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory comprises property that is held for sale in the ordinary course of business. Principally, the Company develops and intends to sell before or on completion of construction.

**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.

**3a Recent Accounting Pronouncements**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended 31 March 2026, MCA has not notified any new standard or amendments to the existing standards applicable to the Company.



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**Note 4**  
**Property, plant and equipment**

Particulars	Construction equipments	Office and other equipments	Computers	Furniture and fixtures	Vehicles	Building (including sales office)	Electrical equipments/ Installations	Total
<b>Gross carrying value</b>								
As at 01 April 2024	-	9	-	3	-	-	-	12
Additions during the year	1	10	1	3	-	-	12	26
Additions on account of demerger	-	-	-	-	-	-	-	-
Deduction on account of demerger	-	-	-	-	-	-	-	-
Disposals during the year	-	-	-	-	-	-	-	-
As at 31 March 2025	1	18	1	7	-	-	12	38
Additions during the year	1,547	28	108	5	11	321	-	2,020
Additions on account of demerger	-	-	-	-	-	-	-	-
Deduction on account of demerger	-	-	-	-	-	-	-	-
Disposals during the year	-	-	-	(2)	-	-	-	(2)
As at 31 March 2026	1,547	46	109	10	11	321	12	2,056
<b>Accumulated depreciation</b>								
As at 01 April 2024	-	2	-	0	-	-	-	3
Charge for the year	0	4	0	1	-	-	0	6
Charge for the year on account of demerger	-	-	-	-	-	-	-	-
Deduction on account of demerger	-	-	-	-	-	-	-	-
Disposals for the year	-	-	-	-	-	-	-	-
As at 31 March 2025	0	6	0	2	-	-	0	9
Charge for the year	238	13	39	2	3	127	2	424
Charge for the year on account of demerger	-	-	-	-	-	-	-	-
Disposals for the year	-	-	-	(1)	-	-	-	(1)
As at 31 March 2026	238	19	40	3	3	127	2	432
<b>Net carrying value</b>								
As at 31 March 2026	1,309	27	69	6	9	194	9	1,624
As at 31 March 2025	0	12	1	5	-	-	11	29

Note :-

1. Depreciation for the year Rs. 238 Lakhs (Previous year - Nil Lakhs) transferred to work-in-progress.

**Note 5**

**Capital work-in-progress**

Deemed Cost	Rs. in Lakhs
As at 01 April 2024	-
Additions during the year	163
As at 31 March 2025	163
Deduction on account of demerger	(163)
As at 31 March 2026	-

**Ageing of Capital work-in-progress:**

Projects in Progress	Amount in CWIP for a period of				
	< 1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2026	-	-	-	-	-
As at 31 March 2025	163	-	-	-	163



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Note 6

Other financial assets

Deposits with banks having original maturity period of more than twelve months\*  
Other receivables  
Other receivable due to De-merger  
Deposits given

Non-current		Current	
As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
1,315	-	-	-
-	-	2	-
-	-	130	-
-	-	641	160
1,315	-	773	160

\* Includes Rs. 1,315 lakhs (Rs. Nil lakhs) deposits with / lien in favour of financial institution/ bank for loans taken by the Company.

Note 7

Tax assets

Balance with government authorities (direct tax) (net)

Non-current		Current	
As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
108	13	-	-
108	13	-	-

Note 8

Other assets

Contract cost assets  
Prepaid expenses  
Advances recoverable in cash or in kind  
- Other parties

Non-current		Current	
As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
-	-	1,951	178
334	152	149	322
-	-	1,019	2,650
334	152	3,118	3,151

Note 9

Inventories

Real estate

Raw materials  
Work-in-progress (Refer note 22)

As at 31 March 2026	As at 31 March 2025
1,612	822
212,279	176,801
213,891	177,623

Note 10

Trade receivables

(Unsecured, considered good)

Due from  
- Others

As at 31 March 2026	As at 31 March 2025
6,335	971
6,335	971

Trade receivable ageing -

Particulars	Outstanding for following periods from due date of payments					Total
	< 6 Months	6 Months - 1 year	1 - 2 years	2 - 3 years	> 3 years	
<b>As at 31 March 2026</b>						
Undisputed Trade Receivables						
-Considered Good	5,973	362	-	-	-	6,335
-Which have significant increase in credit risk	-	-	-	-	-	-
-Credit impaired	-	-	-	-	-	-
Disputed Trade Receivables						
-Considered Good	-	-	-	-	-	-
-Which have significant increase in credit risk	-	-	-	-	-	-
-Credit impaired	-	-	-	-	-	-
<b>As at 31 March 2025</b>						
Undisputed Trade Receivables						
-Considered Good	971	-	-	-	-	971
-Which have significant increase in credit risk	-	-	-	-	-	-
-Credit impaired	-	-	-	-	-	-
Disputed Trade Receivables						
-Considered Good	-	-	-	-	-	-
-Which have significant increase in credit risk	-	-	-	-	-	-
-Credit impaired	-	-	-	-	-	-

Note -

- Above ageing is derived basis trade receivables which are outstanding for which bills had been raised as per contract entered with customers.
- For details of receivables pledged as security refer Note 30



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	As at 31 March 2026	As at 31 March 2025
<b>Note 11</b>		
<b>Cash and cash equivalents</b>		
Cash on hand	23	0
Balances with banks in current accounts	1,005	0
Deposits with banks having original maturity period of less than or equal to three months	300	720
	<u>1,328</u>	<u>721</u>
<b>Note 12</b>		
<b>Other bank balances</b>		
Balances with banks in escrow accounts	230	251
<b>Total</b>	<u>230</u>	<u>251</u>
<b>Note 13</b>		
<b>Equity share capital</b>		
<b>Authorised</b>		
100,000 (Previous year - 50,000) equity shares of Rs. 10 each	10	5
	<u>10</u>	<u>5</u>
<b>Issued, subscribed and paid up</b>		
73,707 (Previous year - 10,000) equity shares of Rs. 10 each fully paid up	7	1
	<u>7</u>	<u>1</u>

(i) The reconciliation of the number of equity shares outstanding is set out below :

	As at 31 March 2026		As at 31 March 2025	
	Number of shares	Rs. in Lakhs	Number of shares	Rs. in Lakhs
Equity shares outstanding at the beginning of the year	10,000	1	10,000	1
Changes during the year *	63,702	6	-	-
Equity shares outstanding at the end of the year	<u>73,702</u>	<u>7</u>	<u>10,000</u>	<u>1</u>

\*Equity shares issued towards purchase consideration as per the scheme of demerger

(ii) Terms / rights attached to equity shares :

The Company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The final dividend, if any when 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) Details of Shares held by promoters :

Name of shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares	Percentage (%) of Holding	Number of shares	Percentage (%) of Holding
Kalpataru Properties Limited (Formerly known as Kalpataru Properties Private Limited upto 10 March 2026)	61,418	83.33%	8,333	83.33%
M/s. New Era through its partners Russell Arunkumar Mehta and Mona Russell Mehta	12,284	16.67%	1,667	16.67%
<b>Total</b>	<u>73,702</u>	<u>100.00%</u>	<u>10,000</u>	<u>100.00%</u>

**Note 14**

	As at 31 March 2026	As at 31 March 2025
<b>Other equity</b>		
(a) <b>Capital reserve</b>		
Pursuant to Scheme of Arrangement	12	12
(b) <b>Retained earnings</b>		
Balance at the beginning of the year	(661)	(139)
Add: Profit / (loss) for the year	(1,936)	(521)
Less: Other Comprehensive Income for the year (net of tax)	11	-
	<u>(2,585)</u>	<u>(661)</u>
(c) <b>Equity share capital pending Allotment</b>		
Balance at the beginning of the year	6	6
Add: Addition during the year	-	-
Less: Issue of equity shares	(6)	-
Balance at the end of the year	<u>-</u>	<u>6</u>



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(d) Employee stock grant scheme reserve		
Balance at the beginning of the year	-	-
Add: Addition during the year	114	-
Balance at the end of the year	114	-
Total other equity	(2,460)	(643)

## Nature and purpose of reserves

## (a) Capital reserve

Capital reserve is outcome of past Business Combinations.

## (b) Retained earnings

Retained earnings represent the accumulated earnings net of losses, if any made by the Company over the years.

## (c) Equity share capital pending Allotment (refer below note i)

Pending allotment of equity shares towards purchase consideration as per the scheme of demerger (Refer Note 3)

## (d) Employee stock grant scheme reserve

Employee stock grant scheme reserve relates to stock options granted by the parent company to employees of the company under an employee stock options plan.

## Note 15

## Other financial liabilities

	Non-current		Current	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Creditors for Expenses	-	-	661	131
Deposits	-	-	15	-
Payable on account of the Scheme of demerger	-	-	-	4,102
Other payables	-	-	186	-
	-	-	862	4,233

## Note 16

## Provisions

	Non-current		Current	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Employee benefits	486	-	34	-
Expenses	-	-	173	-
	486	-	207	-

The employee's gratuity fund scheme (unfunded) is a defined benefit plan. The present value of obligation is determined based on actuarial valuation using the projected unit credit method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation for leave encashment (unfunded) is also recognised in the same manner as gratuity.

(i) Gratuity expenses recognised during the year in the statement of profit and loss / work-in-progress / capital work-in-progress		As at 31 March 2026	As at 31 March 2025
Present value of obligation			
Current service cost		30	-
Past service cost		64	-
Interest cost		22	-
		116	-
(ii) Gratuity expenses recognised during the year in other comprehensive income (OCI)			
Actuarial (gain) / losses on obligation for the year		(15)	-
Net (income)/expenses for the period recognised in OCI		(15)	-
(iii) Net liability recognised in the balance sheet		As at 31 March 2026	As at 31 March 2025
Fair Value of plan assets		-	-
Present value of obligation		449	-
Liability recognised in the balance sheet		449	-
(iv) Reconciliation of opening and closing balances of defined benefit obligation (Gratuity unfunded)		As at 31 March 2026	As at 31 March 2025
Defined benefit obligation at the beginning of the year		-	-
Current service cost		30	-
Interest cost		22	-
Net liability transferred in / (out)		348	-
Past service cost		64	-
Actuarial (gain) / loss on obligation		(15)	-
Benefits paid		-	-
Defined benefit obligation at the end of the year		449	-
(v) Actuarial significant assumptions		As at 31 March 2026	As at 31 March 2025
Mortality table - Indian Assured Lives		2012-14 (Urban)	2012-14 (Urban)
Discount rate (per annum)		6.97%	0.00%
Rate of escalation in salary (per annum)		5.00%	0.00%
Attrition rate		5.00%	0.00%
(vi) A quantitative sensitivity analysis for significant assumption and its impact on projected benefit obligation are as follows:		As at 31 March 2026	As at 31 March 2025
Projected benefit obligation on current investment		449	-
Effect of + 1% change in rate of discounting		(28)	-
Effect of - 1% change in rate of discounting		31	-
Effect of + 1% change in rate of salary increase		31	-
Effect of - 1% change in rate of salary increase		(28)	-
Effect of + 1% change in rate of employee turnover		2	-
Effect of - 1% change in rate of employee turnover		(3)	-

(vii) Maturity analysis of projected benefit obligation

Projected benefits payable in future years from the date of reporting	
1st following year	25
2nd following year	27
3rd following year	27
4th following year	54
5th following year	27
Sum of years 6 to 10	315
Sum of years 11 and above	291

As at 31 March 2026 As at 31 March 2025

Weighted average duration of the defined benefit obligation 8 years (Previous year - Nil years)

- (viii) Gratuity expense of Rs.53 lakhs (Previous year - Rs. Nil lakhs) related to project employees has been transferred to work-in-progress/capital work-in-progress. Net amount of gratuity recognized as an expense and included under Employee benefits expense and Other comprehensive income is Rs. 48 lakhs (Previous year- Rs. Nil lakhs).
- (ix) Leave encashment expense of Rs. 7 lakhs (Previous year - Rs. Nil lakhs) related to project employees has been transferred to work-in-progress / capital work-in-progress. Net amount of leave encashment recognized as an expense and included in Note 23 under "Employee benefits expense" is Rs. 11 lakhs (Previous year - Rs. Nil lakhs).
- (x) The estimate of future salary increase in the actuarial valuation is considered after taking into account the rate of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.
- (xi) Contribution to provident and other funds is recognised as an expense in Note 23 of the financial statements.

Note 17

Other liabilities

Contract Liabilities	-	-	19,151	2,743
Advance from Customer	-	-	346	-
Unearned financial guarantee commission	-	-	-	79
Statutory Dues	-	-	1,112	12
	-	-	20,610	2,834

Non-current		Current	
As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
-	-	19,151	2,743
-	-	346	-
-	-	-	79
-	-	1,112	12
-	-	20,610	2,834

Note 18

Current borrowings

Secured

Loans from

-Banks [Refer note A below]^

Non-convertible debentures (NCD) [Refer note b below]

Unsecured

Non-convertible debentures (NCD) [Refer note B below]

Loans from

- Related Parties [Refer Note 28] #

As at 31 March 2026 As at 31 March 2025

22,389	-
-	78,463
22,389	78,463
44,692	-
140,619	98,336
185,311	98,336
207,701	176,799

# Repayable on demand.

# Rate of interest : 0% -18.52%

Nature of securities and terms of repayments for current borrowings

Rs. in Lakhs

Particulars	Amount Outstanding - 31 March 2026 (31 March 2025)	Rate of Interest	Repayment Terms	Security details
<b>a) Loan from banks</b>				
Term Loan	22,389 (Nil)	10.5%	Repayable in 24 monthly instalments ending in financial year 2030-31.	The facility is secured by: (a) First pari-passu charge over the project/land situated at Thane owned by the company, along with all present and future receivables arising therefrom; (b) First pari-passu charge over the commercial property situated at Thane owned by the fellow subsidiary (c) Corporate guarantee provided by Ultimate holding company and fellow subsidiary.
<b>b) Non-convertible Debentures</b>				
Nil (5,600) unrated, unlisted non convertible debentures having face value of Rs. 06 lakh (06 lakh) and 2,365 (3,520) having face value of Rs. 10 lakh (10 lakh)	24,568 (78,463)	16.5% p.a.	Repayable in 8 quarterly installments ending in financial year 2027-28.	The facility is secured by: (a) Pledge over shares of the related parties (b) Corporate guarantee provided by the Ultimate holding company and related parties.
2,000 (Nil) unrated unlisted secured redeemable non convertible debentures having face value of Rs. Nil lakh (Nil lakh)	20,124 (Nil)	13.75% p.a.	Repayable in 3 monthly installments ending in financial year 2029-30.	The facility is secured by: (a) First charge over the land situated at Mumbai owned by a related party, (b) Personal guarantee provided by the Director of the Ultimate holding Company, (c) Corporate guarantee provided by a related party.

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 there were obtained



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Note 19

Trade payables

- (a) Total Outstanding dues of micro enterprises and small enterprises (Refer Note 37)  
(b) Total Outstanding dues of creditors other than micro enterprises and small enterprises

	As at 31 March 2026	As at 31 March 2025
(a)	369	20
(b)	2,250	164
	<b>2,619</b>	<b>184</b>

Note: Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor

Trade payable ageing for 31 March 2026

Particulars	Outstanding of following period from due date of payment					Total
	Not Due	< 1 year	1-2 years	2-3 years	> 3 years	
<b>31 March 2026</b>						
<b>Undisputed dues</b>						
(a) Total Outstanding dues of micro enterprises and small enterprises	94	274	-	-	-	369
(b) Total Outstanding dues of creditors other than micro enterprises and small enterprises	999	1,251	-	-	-	2,250
<b>31 March 2025</b>						
<b>Undisputed dues</b>						
(a) Total Outstanding dues of micro enterprises and small enterprises	-	18	1	-	0	20
(b) Total Outstanding dues of creditors other than micro enterprises and small enterprises	-	162	1	-	2	164



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	Year ended 31 March 2026	Year ended 31 March 2025
<b>Note 20</b>		
<b>Other income</b>		
Financial guarantee commission income	79	36
Miscellaneous income	9	-
	<b>88</b>	<b>36</b>
<b>Note 21</b>		
<b>Interest income</b>		
Interest income on financial assets at amortised cost		
- Fixed deposits	128	135
	<b>128</b>	<b>135</b>
<b>Note 22</b>		
<b>Cost of sales and other operational expenses</b>		
<b>a) Real Estate</b>		
Opening stock	177,623	150,245
<b>Add : Expenses incurred during the year</b>		
Project execution expenses	7,908	5,598
Consultancy charges	938	348
Other project expenses	5,256	501
Overheads	1,206	262
Depreciation	238	0
Finance costs [Refer Note 24]	20,723	20,668
	<b>213,891</b>	<b>177,623</b>
<b>Less: Closing stock [Refer Note 9]</b>	<b>213,891</b>	<b>177,623</b>
	<b>-</b>	<b>-</b>
<b>Note 23</b>		
<b>Employee benefits expense</b>		
Salaries, allowances and bonus *	887	-
Contribution to provident and other funds	42	-
Staff welfare	2	-
	<b>931</b>	<b>-</b>
*Share based payments of Rs.114 lakhs out of which Rs. 59 Lakhs transferred to Work in Progress, towards equity share of Kalpataru Limited (Parent company) granted to certain employees of the company.		
<b>Note 24</b>		
<b>Finance costs</b>		
Interest expenses on financial liabilities at amortised cost		
- Borrowings	20,500	20,668
- Others	10	-
Bank and other financial charges	226	-
	<b>20,736</b>	<b>20,668</b>
<b>Less:</b>		
- Transferred to work-in-progress [Refer Note 22]	20,723	20,668
	<b>13</b>	<b>-</b>
<b>Note 25</b>		
<b>Depreciation and amortisation expense</b>		
Property, plant and equipment	424	6
	<b>424</b>	<b>6</b>
<b>Less: Transferred to work-in-progress [Refer Note 22]</b>	<b>(238)</b>	<b>-</b>
- Transferred to capital work-in-progress	-	-
	<b>186</b>	<b>6</b>
<b>Note 26</b>		
<b>Other expenses</b>		
Advertisement, Selling and Marketing Expenses	1,815	859
Auditors remuneration		
- Audit Fees	5	0
- Auditor remuneration -Other Matters	3	-
- Certification & Other matters	0	-
Business Support services	45	0
Communication Charges	0	-
Conveyance and travelling expenses	2	-
Donations	5	-
Exchange difference (net)	2	-
Insurance expenses	1	-
IT and software maintenance expenses	1	-
Legal and Professional Fees	48	1
Loss on sale of property, plant and equipment (net)	1	-
Printing and Stationery	0	0
Rates and taxes	5	0
Repairs and maintenance	0	-
Soft Services	19	-
Miscellaneous Expenses	1	-
	<b>1,753</b>	<b>860</b>



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Note 27

Ind AS 115 Revenue from contracts with customers

A. Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

i). Significant changes in contract liabilities balances during the year are as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance	2,743	-
Change due to collection and revenue recorded based on measure of progress during the year	16,408	2,743
Closing balance	19,151	2,743

ii). Significant changes in Contract Assets balances during the year are as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
Opening balance	-	-
Change due to revenue recorded / billing based on measure of progress during the year	-	-
Closing balance	-	-

Contract Asset is initially recognised for revenue earned on account of contracts where revenue is recognised over the period of time as receipt of consideration is conditional on successful completion of performance obligations as per contract.

Contract liabilities include advances received from customers as well as deferred revenue representing transaction price allocated to outstanding performance obligations.

B. Cost to obtain the contract

- (i) Amortisation in Statement of Profit and Loss: ₹ Nil lakhs (Previous year: ₹ Nil lakhs)  
(ii) Recognised as contract assets: ₹ 1951 lakhs (Previous year: ₹ 178 lakhs)

D. Outstanding performance obligation

Particulars	As at 31 March 2026	As at 31 March 2025
The transaction price of the remaining performance obligation (unsatisfied or partly satisfied)	52,919	9,118
	52,919	9,118

The above remaining performance obligation (unsatisfied or partly satisfied) is expected to be recognised within 1 to 5 years



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**Note 28**

**Related party disclosures:**

**(i) List of parties where control exists**

**Ultimate Holding Company**

Kalpataru Limited

**Holding Company**

Kalpataru Properties Limited (Formerly known as Kalpataru Properties Private Limited upto 10 March 2026)

Kalpataru Gardens Limited (Formerly known as Kalpataru Gardens Private Limited upto 23 February 2026)

**(ii) Fellow Subsidiary**

Abacus Real Estate Private Limited	Kalpataru Land (Surat) Private Limited
Abhiruchi Orchards Private Limited	Kalpataru Land Private Limited
Amber Enviro Farms Private Limited	Kalpataru Properties (Thane) Private Limited
Amber Orchards Private Limited	Kalpataru Homes Private Limited
Ambrosia Enviro Farms Private Limited	Kalpataru Hills Residency Private Limited
Ambrosia Real Estate Private Limited	Agile Real Estate Private Limited
Anant Orchards Private Limited	Ananta Landmarks Private Limited
Arena Orchards Private Limited	Ardour Developers Private Limited
Arimas Real Estate Private Limited	Ardour Properties Private Limited
Astrum Orchards Private Limited	Kalpataru Township Private Limited
Axiom Orchards Private Limited	Aspen Housing Private Limited
Azure Tree Enviro Farms Private Limited	Kalpataru Property Ventures LLP
Azure Tree Lands Private Limited	Alder Residency Private Limited
Azure Tree Orchards Private Limited	Kalpataru Constructions (Poona) Private Limited
Kalpataru Residency Private Limited	

**(iii) Firms/ Enterprises controlled by the Ultimate holding company**

Kalpataru Plus Sharyans

Kalpataru Constructions (Pune)

**(iv) Other related parties with whom transactions have taken place during the period or balances outstanding at period end**

Prime Properties Private Limited

Arena Enviro Farms Private Limited

Argos Arkaya Power Solutions LLP

Keyana Estate LLP

Property Solutions (India) Private Limited

Kalpataru Construction Private Limited

**(v) Directors / Key Management Personnel**

Hemant Dave

Shyam Agarwal (Upto 17 March 2025)

Atul Tewari (Appointed w.e.f. 01 August 2024)

Mukesh Jangir (Appointed w.e.f. 01 August 2024)

Bavneesh Gulati (Appointed w.e.f. 01 August 2024)



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(vi) Transactions with related parties

Rs. in Lakhs

Sr No.	Particulars	Relationship	Year ended 31 March 2026	Year ended 31 March 2025
<b>1</b>	<b>Loans taken</b>			
	<b>Holding/Ultimate holding</b>		<b>33,720</b>	<b>10,315</b>
	Kalpataru Limited	Ultimate holding	33,720	10,315
	<b>Fellow subsidiary</b>		<b>22,976</b>	<b>-</b>
	Arena Orchards Private Limited	Fellow subsidiary	2,485	-
	Ambrosia Enviro Farms Private Limited	Fellow subsidiary	4,006	-
	Kalpataru Hills Residency Private Limited	Fellow subsidiary	2,485	-
	Kalpataru Properties (Thane) Private Limited	Fellow subsidiary	14,000	-
	<b>Other Related Party</b>		<b>537</b>	<b>-</b>
	Arena Enviro Farms Private Limited	Other Related Party	537	-
<b>2</b>	<b>Loans taken repaid</b>			
	<b>Holding/Ultimate holding</b>		<b>23,845</b>	<b>-</b>
	Kalpataru Limited	Ultimate holding	23,845	-
	<b>Fellow subsidiary</b>		<b>1,269</b>	<b>-</b>
	Kalpataru Properties (Thane) Private Limited	Fellow subsidiary	469	-
	Ambrosia Enviro Farms Private Limited	Fellow subsidiary	800	-
<b>3</b>	<b>Interest expense</b>			
	<b>Holding/Ultimate holding</b>		<b>9,628</b>	<b>8,496</b>
	Kalpataru Limited	Ultimate holding	9,628	8,496
	<b>Fellow subsidiary</b>		<b>1,160</b>	<b>-</b>
	Arena Orchards Private Limited	Fellow subsidiary	179	-
	Ambrosia Enviro Farms Private Limited	Fellow subsidiary	454	-
	Kalpataru Hills Residency Private Limited	Fellow subsidiary	120	-
	Kalpataru Properties (Thane) Private Limited	Fellow subsidiary	407	-
	<b>Other Related Party</b>		<b>37</b>	<b>-</b>
	Arena Enviro Farms Private Limited	Other Related Party	37	-
<b>4</b>	<b>Purchase of materials/ services</b>			
	<b>Holding/Ultimate holding</b>		<b>38</b>	<b>-</b>
	Kalpataru Limited	Ultimate holding	38	-
	<b>Other Related Party</b>		<b>23</b>	<b>-</b>
	Property Solutions (India) Private Limited	Other Related Party	23	-
<b>5</b>	<b>Corporate Guarantee Commission Charges</b>			
	<b>Fellow subsidiary</b>		<b>90</b>	<b>-</b>
	Kalpataru Retail Ventures Private Limited	Fellow subsidiary	90	-
	<b>Other Related Party</b>		<b>200</b>	<b>-</b>
	Kalpataru Construction Private Limited	Other Related Party	200	-
<b>6</b>	<b>Guarantees / securities issued on company's behalf by</b>			
	<b>Fellow subsidiary</b>		<b>39,000</b>	<b>-</b>
	Kalpataru Retail Ventures Private Limited	Fellow subsidiary	39,000	-
	<b>Other Related Party</b>		<b>20,000</b>	<b>-</b>
	Kalpataru Construction Private Limited	Other Related Party	20,000	-
<b>7</b>	<b>Purchase of property, plant and equipment</b>			
	<b>Fellow subsidiary</b>		<b>137</b>	<b>-</b>
	Ananta Landmarks Private Limited	Fellow subsidiary	137	-



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## Notes forming part of the financial statements

## (vii) Closing Balances

Rs. in Lakhs

Sr No.	Particulars	Relationship	As at 31 March 2026	As at 31 March 2025
1	<b>Loans taken</b>			
	<b>Holding/Ultimate holding</b>		117,260	98,336
	Kalpataru Limited	Ultimate holding	117,260	98,336
	<b>Fellow subsidiary</b>		22,788	-
	Arena Orchards Private Limited	Fellow subsidiary	2,654	-
	Ambrosia Enviro Farms Private Limited	Fellow subsidiary	3,644	-
	Kalpataru Hills Residency Private Limited	Fellow subsidiary	2,593	-
	Kalpataru Properties (Thane) Private Limited	Fellow subsidiary	13,897	-
	<b>Other Related Party</b>		571	-
	Arena Enviro Farms Private Limited	Other Related Party	571	-
2	<b>Payable on account of the Scheme of demerger</b>			
	<b>Fellow subsidiary</b>		-	4,102
	Agile Real Estate Private Limited	Fellow subsidiary	-	4,102
3	<b>Trade and other receivables</b>			
	<b>Other Related Party</b>		0	-
	Argos Arkaya Power Solutions LLP	Other Related Party	0	-
	Keyana Estate LLP	Other Related Party	0	-
4	<b>Trade and other payables</b>			
	<b>Other Related Party</b>		15	-
	Property Solutions (India) Private Limited	Other Related Party	15	-
5	<b>Receivable on account of the Scheme of Demerger</b>			
	<b>Fellow subsidiary</b>		130	-
	Agile Real Estate Private Limited	Fellow subsidiary	130	-
6	<b>Guarantees given/securities provided on behalf of</b>			
	<b>Ultimate holding company</b>		-	82,500
	Kalpataru Limited			
	<b>Fellow Subsidiaries</b>			82,500
	Kalpataru Hills Residency Private Limited			
	Arena Orchards Private Limited			
	Ambrosia Enviro Farms Private Limited			
7	<b>Guarantee/securities issued on Company's behalf by</b>			
	<b>Holding/Ultimate holding</b>		112,500	112,500
	Kalpataru Limited	Ultimate holding		
	<b>Other Related Party</b>		112,500	112,500
	Prime Properties Private Limited	Other Related Party		
	<b>Fellow subsidiary</b>		39,000	-
	Kalpataru Retail Ventures Private Limited	Fellow subsidiary	39,000	-
	<b>Other Related Party</b>		20,000	-
	Kalpataru Construction Private Limited	Other Related Party	20,000	-

- i) The details of related party relationships identified by the management of the company and relied upon by the auditor. As represented by the management all above related party transaction are at Arms length.
- ii) 0 (zero) indicates amounts less than rupees one lakh.



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**Note 29**

**Contingent liabilities and commitments (To the extent not provided for)**

**I) Contingent liabilities**

- a) The company has given corporate guarantee along with subsidiaries, associates and other related parties of Rs.00 lakhs (Previous year - Rs. 82,500 lakhs) to various Banks/Financial Institutions for the loans granted to subsidiaries, enterprises controlled by the company and other related party. Such loans outstanding as on 31 March 2026 are Rs.00 lakhs (Previous year - Rs. 55,000 lakhs).
- c) Disputed dues of direct and indirect tax liabilities of Rs. 00 lakhs (Previous year - Rs. Nil lakhs). Out of which, the company has filed appeal and paid Rs. 00 lakhs (Previous year - Rs. Nil lakhs) under protest.

**Note 30**

**Collateral / security pledged**

The carrying amount of assets pledged/ mortgaged as securities for current and non-current borrowings of the Company and loans availed by subsidiaries and related parties are as under:

Particulars	Rs. in Lakhs	
	As at 31 March 2026	As at 31 March 2025
Inventories	212,279	176,801
Other current and financial assets	7,651	971
<b>Total</b>	<b>219,930</b>	<b>177,772</b>

**Note 31**

**Earnings per share (EPS)**

Particulars	31-Mar-26	31-Mar-25
a) Profit / (loss) after tax (Rs. in Lakhs)	(1,936)	(521)
b) Weighted average number of equity shares outstanding (Nos.)	73,702	10,000
c) Number of equity shares outstanding (No.)	73,702	10,000
d) Basic and diluted earnings per share* (Rs.) - Face value of Rs. 10 each	(2,627.23)	(5,213.30)

**Note 32**

**Details of loans given, investments made, guarantees given and securities provided covered u/s 186(4) of the Companies Act, 2013**

(a) The Company is engaged in the business of Real Estate Development which is classified under 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.

**Note 33**

**Financial risk management objectives and policies**

The Company's principal financial liabilities comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance and support Company's operations. The Company's principal financial assets include loans given, trade and other receivables, cash and cash equivalents, other bank balances and refundable deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks.

**Financial Risk Management**

The Company has exposure to the following risks arising from financial instruments:

- (i) Market Risk
- (ii) Credit Risk and
- (iii) Liquidity Risk

**(i) 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. Financial instruments affected by market risk include borrowings, loan givens, fixed deposits and refundable deposits.

**a) 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.

**Interest rate sensitivity**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of borrowings affected with all other variables held constant. The effect of change in the interest rate on floating rate borrowings, is as follows:

Particulars	Effect of change in Interest rate	
	As at 31 March 2026	As at 31 March 2025
Increase in interest rate by 50 bps	(893)	(884)
Decrease in interest rate by 50 bps	893	884



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**b) Currency risk**

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

**(ii) 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 trade receivables) and from its financing activities including security deposits, loans to employees and other financial instruments.

**a) Trade receivables**

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The Company has entered into contracts for sale / leasing of commercial premises. The payment terms are specified in the contracts. The Company is exposed to credit risk in respect of the amount due. However, in case of sale, the legal ownership is transferred to the buyer only after the entire amount is recovered. In case of leasing, the Company takes security deposit to secure the rent. In addition, the amount due is monitored on an ongoing basis with the result that the Company's exposure to bad debts is not significant. The Company evaluates the concentration of risk with respect to trade receivables as low, as its customers are located in several jurisdictions industries and operate in largely independent markets.

**b) Financial Instrument and cash deposits**

With respect to credit risk arising from the other financial assets of the Company, which comprise bank balances, cash, loans to related parties and other parties, other receivables 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.

**(iii) 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. trade receivables, 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 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:

Particulars	Contractual cash flows				Total
	Less than 1 year	1 to 3 years	3 to 5 years	> 5 years	
<b>As at 31 March 2026</b>					
Borrowings	141,014	18,998	48,282	-	208,295
Trade payables	2,618	-	-	-	2,618
Other financial liabilities	862	-	-	-	862
<b>As at 31 March 2025</b>					
Borrowings	98,336	78,463	-	-	176,799
Trade payables	183	-	-	-	183
Other financial liabilities	4,233	-	-	-	4,233

**Capital management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholders' value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt.

Particulars	Rs. in Lakhs	
	As at 31 March 2026	As at 31 March 2025
<b>Debt:</b>		
Borrowings (long-term and short-term, including current maturities of long term borrowings)	207,701	176,799
Less: Cash and cash equivalents	(1,328)	(721)
Less: Other bank balances	(1,545)	(251)
<b>Net debt (A)</b>	<b>204,828</b>	<b>175,827</b>
<b>Equity</b>		
Equity share capital	7	1
Other equity	(2,460)	(643)
<b>Total equity attributable to the owners of the parent (B)</b>	<b>(2,453)</b>	<b>(642)</b>
<b>Total equity and net debt (C=A+B)</b>	<b>202,375</b>	<b>175,185</b>
<b>Gearing ratio (A/C)</b>	<b>101%</b>	<b>100%</b>

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2026 and 31 March 2025.



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Note 34

Taxation

a) The major components of income tax for the period ended 31 March 2026 are as under:

i) Income tax related to items recognised directly in profit or loss of the statement of profit and loss for the year ended

Rs. in Lakhs

	Year ended 31 March 2026	Year ended 31 March 2025
<b>Current tax</b>		
Current tax on profits for the year	-	-
Adjustments for current tax of prior periods	-	-
<b>Total current tax expense</b>	-	-
<b>Deferred tax</b>		
Relating to origination and reversal of temporary differences	(807)	(174)
<b>Income tax expense reported in the statement of profit and loss</b>	<b>(807)</b>	<b>(174)</b>

b) Reconciliation of tax expense and the accounting profit multiplied by tax rate:

	Year ended 31 March 2026	Year ended 31 March 2025
<b>Accounting profit before tax</b>	<b>(2,743)</b>	<b>(695)</b>
<b>Income tax @ 25.17% (25.17%)</b>	<b>(690)</b>	<b>(175)</b>
Non-deductible expenses for tax purpose	4	-
Other allowances for tax purpose	(8)	1
Change in recognised deductible temporary differences	(113)	-
<b>Income tax expense / (benefit) charged to the statement of profit and loss</b>	<b>(807)</b>	<b>(174)</b>

c) Deferred tax relates to the following:

	Balance-Sheet		Recognized in the statement of profit		Recognized in OCI	
	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025	Year ended 31 March 2026	Year ended 31 March 2025
<b>a) Taxable temporary differences</b>						
Ancillary cost on borrowing	-	-	-	-	-	-
Lease equalisation-asset	-	-	-	-	-	-
Others	-	-	-	-	-	-
<b>Total (a)</b>	-	-	-	-	-	-
<b>b) Deductible temporary differences</b>						
Depreciation on property, plant, equipment and intangible assets	32	-	(33)	-	-	-
Unused tax losses	742	174	(568)	(174)	-	-
Employee benefits / expenses allowable on payment basis	131	-	(135)	-	4	-
Tax on share of OCI of joint ventures	-	-	-	-	-	-
Other deductible temporary differences	71	-	(71)	-	-	-
<b>Total (b)</b>	<b>976</b>	<b>174</b>	<b>(807)</b>	<b>(174)</b>	<b>4</b>	<b>-</b>
Less: MAT credit entitlement (c)	-	-	-	-	-	-
<b>Net deferred tax (assets) / liabilities (a-b-c)</b>	<b>(976)</b>	<b>(174)</b>	-	-	-	-
<b>Deferred tax charge / (credit) (a+b+c)</b>			<b>(807)</b>	<b>(174)</b>	<b>4</b>	<b>-</b>



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Note 35  
Fair value measurement

a) Financial instruments by category

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
<b>Financial assets (Other than investment in subsidiaries, associates and joint ventures)</b>	<b>Amortised cost</b>	<b>Amortised cost</b>
<b>Non-current</b>		
Other financial assets	1,315	-
<b>Current</b>		
Trade receivables	6,335	971
Cash and bank balances	1,558	972
Other financial assets	773	160
<b>Total financial assets</b>	<b>9,981</b>	<b>2,103</b>
<b>Financial liabilities</b>		
<b>Non-current</b>		
Borrowings	-	-
<b>Current</b>		
Borrowings	207,701	176,799
Trade payables	2,618	183
Other financial liabilities	862	4,233
<b>Total financial liabilities</b>	<b>211,181</b>	<b>181,215</b>

i) The fair value of the 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.

ii) Financial instruments carried at amortised cost such as cash and margin money deposits, trade and other receivables, trade payables, loans, borrowings and other financial instruments etc. as carrying value is reasonable approximation of fair values.



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**Note 36**  
**Disclosure of various ratios**

Particulars	Description	As at 31 March 2026	As at 31 March 2025
•Current Ratio	<u>Current assets</u>	225,675	182,877
	Current liabilities	232,000	184,050
•Debt-Equity Ratio	<u>Total Debt</u>	207,701	176,799
	Shareholders equity	-2,453	-642
•Debt Service Coverage Ratio*	<u>Earning available for debt services</u>	-1,737	-515
	Debt services	98,453	14,430
•Return on Equity Ratio	<u>Net profit after taxes - Preference Dividend (if any)</u>	-1,936	-521
	Average Shareholder's Equity	-1,547	-381
•Inventory turnover ratio	<u>Cost of goods sold or Sales</u>	-	-
	Average Inventory	195,757	163,934
•Trade Receivable Turnover ratio	<u>Net Credit Sales</u>	-	-
	Average Accounts Receivables	3,653	486
•Trade Payable Turnover ratio	<u>Net credit purchase</u>	15,545	6,710
	Average Trade payables	1,401	394
•Net Capital Turnover Ratio	<u>Net sales</u>	-	-
	Working Capital	-8,325	-1,173
•Net Profit Ratio	<u>Net profit</u>	-1,936	-521
	Net Sales	-	-
•Return on Capital Employed*	<u>Earning before interest and taxes</u>	-2,730	-695
	Capital Employed	205,248	176,157
•Return on Investment	<u>Return on investment</u>	-	-
	Cost of investment	-	-

Ratios as at	As at 31 March 2026	As at 31 March 2025	Variance %	Reason for variance
<b>Ratios</b>				
Current Ratio	0.97	0.99	-2.10%	
Debt-Equity Ratio	NA	NA	NA	
Debt Service Coverage Ratio*	-0.02	-0.04	-50.58%	Due to increase in debt
Return on Equity Ratio	NA	NA	NA	
Inventory Turnover Ratio	0.00	0.00	0.00%	
Trade Receivable Turnover Ratio	NA	NA	NA	
Trade Payable Turnover ratio	NA	NA	NA	
Net Capital Turnover Ratio	NA	NA	NA	
Net Profit Ratio	NA	NA	NA	
Return on Capital Employed*	-0.01	0.00	237.14%	Due to increase in capital
Return on Investment	NA	NA	NA	

As the Company recognises its revenue over-time, the numbers of Revenue & its related information may not strictly be comparable over the periods, hence required ratios are also not strictly comparable. All above ratio are in terms of times unless otherwise mentioned.

\*For earnings calculation interest as charged to Profit and Loss is only considered.



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## Note 37

## Disclosure as required under Micro, Small and Medium Enterprises Development Act, 2006

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) The principal amount & interest due thereon remaining unpaid to any supplier*	849	20
(ii) The amount of interest paid by the buyer in terms of section 16, along with the amounts of payment made to the supplier beyond the appointed day during each accounting year.	-	-
(iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed date during the year) but without adding the interest specified under MSME act, 2006.	-	-
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year.	10	-
(v) The amount of further interest remaining due and payable even in succeeding years, until such date when the interest dues as above are actually paid to small enterprises, for the purpose of disallowance as a deductible expenditure under section 23.	-	-

\* Includes MSME related to creditors for expenses for Rs 470 Lakhs ( Rs Nil Lakhs) and Provision for Expenses for Rs Nil Lakhs( Rs Nil Lakhs )

## Note 38

In the previous year, A Scheme of Arrangement ("The Scheme") between Agile Real Estate Private Ltd (Demerged Company) and the Company (Resulting Company), under Sections 230 to 232 of the Companies Act, 2013, ("the Act") was sanctioned by Honourable National Company Law Tribunal, Mumbai Bench, vide its Order dated 1st May, 2025. As required under Sections 230 and 232 of the Act, the said Order has been filed by the respective companies with the Registrar of Companies, Mumbai on 16th May, 2025 ('Effective Date'). Pursuant to the Scheme, the Demerged Undertaking of the Demerged Company comprising of Project 'Parklands' at Thane, is demerged from the Demerged Company into Company on the Appointed Date i.e. 1 April, 2022, on a going concern basis.

In view of the approval of the Scheme, details of Assets and Liabilities of the Demerged Undertaking as on April 01, 2022 (Appointed Date) transferred from Agile Real Estate Private Limited to the Company are as follows

Particulars	Amount as on April 01, 2022
<b>Assets</b>	
Inventories	103,546
Cash and cash equivalents	1
<b>Total Assets (A)</b>	<b>103,547</b>
<b>Liabilities</b>	
Borrowings	103,425
Trade payables	72
Other current financial liabilities	33
<b>Total Liabilities (B)</b>	<b>103,529</b>
<b>Issue of Shares as per scheme (C)</b>	<b>6</b>
<b>Capital reserve [(A)-(B)-(C)]</b>	<b>12</b>

(a) The excess of book value of Assets over the book value of Liabilities as transferred by Agile Real Estate Private Ltd to the Company, of Rs. 12 lakhs has been transferred to Capital Reserve of the Company.

(b) During the period between the Appointed date and the Effective date, the Demerged Company has carried on the existing business of the Demerged Undertaking in "trust" for and on behalf of the Company. While all vouchers, documents etc. for such transactions for the said period are in the name of the Demerged Company, necessary accounting effect has been given by respective companies for transactions till 31st March 2025 in previous financial year and restated in previous financial year ended 31st March 2024 and 31st March 2023. For the transactions entered on and after 1st April 2025 by Demerged Company in respect of Demerged Undertaking shall be accounted for by respective companies in the Financial year 2025-26.

(c) The effective date of scheme of arrangement being 16th May 2025, consideration in form of issuance of equity shares were issued pursuant to the scheme of arrangement.

## Details of assets and liabilities restated

Particulars	As at March 31 2024		As at March 31, 2023	
	Reported	Restated	Reported	Restated
Total Assets	2	151,312	2	133,384
Total Liabilities	0	151,432	0	133,350
Total equity	1	(120)	2	35



\*

*[Handwritten signature]*

## Details of revenue and profit restated

Particulars	For the year ended March 31 2024		For the year ended March 31 2023	
	Reported	Restated	Reported	Restated
Revenue from operations	-	-	-	-
(Loss)/profit before tax	(0)	(155)	(1)	14
(Loss)/profit after tax	(0)	(155)	(1)	14

## Details of cashflow restated

Particulars	As at March 31 2024	
	Reported	Restated
Net cash used in operating activities	(0)	(1,470)
Net cash used in investing activities	-	(10)
Net cash from financing activities	-	1,785

## Note 39

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 March 24, 2021 effective from April 01, 2021 pertaining to following matters are either disclosed or not applicable to the Company:

- 1 No proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended) and rules made thereunder.
- 2 The Company has not been declared a wilful defaulter by any bank or financial institution or other lender.
- 3 Relationship with Struck off Companies\*  
During the period, 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.  
\* Based on information available as on the date of reporting.
- 4 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.
- 5 The Company has not traded or invested in Crypto currency or virtual currency during the financial year.
- 6 There are no transactions recorded in books of account reflecting surrender/ disclosure of income in the assessment under Income Tax Act, 1961.
- 7 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.

## Note 40

- 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.

## Note 41

As per section 135 of the Companies Act, 2013, a CSR Committee has been formed by the Company. The Company is not required to spend on activities specified in Schedule VII of the Companies Act, 2013 in view of losses for previous year.

## Note 42

On 21 November 2025, the Government of India notified the provisions of the Labour Codes, which consolidate twenty nine existing labour laws into a unified framework governing employee benefit during and after employment. Among other changes, the Codes introduce a uniform definition of wages and revise certain employee entitlements. The Company has evaluated and disclosed the incremental impact of these changes based on the position presently ascertainable, in line with the guidance issued by the Institute of Chartered Accountants of India. The resulting incremental impact of Rs. 76 Lakhs, relating to gratuity and leave encashment, has been presented as an exceptional item and primarily arises due to the revised wage definition. The Company continues to monitor the finalisation of Central and State rules, as well as any further clarifications issued by the Government, and will incorporate any additional accounting implications as required in future periods."

## Note 43

## Segment information

Disclosure under Ind AS 108 - 'Operating Segments' is not given as, in the opinion of the management, the entire business activity falls under one segment, viz., Real estate development. The Company conducts its business in only one Geographical Segment, viz., India.

## Note 44

No dividend is declared & paid during the current financial year.

## Note 45

## Events after reporting date

There have been no events after the reporting date that require disclosure in these financial statements.



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**Note 46**

The Company has reported a net loss of Rs. 1936 Lakhs during the current year and also reported accumulated losses of Rs. 2586 lakhs as at 31 March 2026. Further, owing to accumulated losses as at 31 March 2026 the Company's net worth is fully eroded. However, the management has prepared the financial statements of the Company on a going concern basis having regard on future cash flow projections as well as the continued financial support from the Parent Company to meet its obligations as and when the need arises.

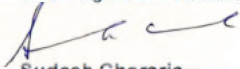
**Note 47**

Previous year figures (not material) have been regrouped / reclassified, wherever necessary, if any, to correspond with current period classification. Figures in brackets pertaining to previous year.

As per our report of even date

**For Singhi & Co.**

Chartered Accountants  
Firm Regn No. - 302049E



**Sudesh Choraria**

Partner

Membership No. - 204936

**For and on behalf of the Board**



**Atul Tewari**

Director

(DIN : 07711024)

**Bavneesh Gulati**

Director

(DIN : 10343276)

Date: 04 May 2026

Place: Mumbai

Date: 04 May 2026

Place: Mumbai

