Independent Auditor's Report

To the Members of Shriprop Properties Private Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of Shriprop Properties Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.

2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing 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 ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information other than the Financial Statements and Auditor's Report thereon

4. The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Director's Report, but does not include the financial statements and our auditor's report thereon.

   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.

   The Director's Report is not made available to us at the date of the auditor's report. We have noting to report in this regard.

Responsibilities of Management for the Financial Statements

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation 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 Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

7. 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 Standards on Auditing 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.

8. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment 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 with reference to financial statements 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 Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the 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; and

   - 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.

9. 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.

Report on Other Legal and Regulatory Requirements

10. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.

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

12. Further to our comments in Annexure I, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, 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 purpose of our audit of the accompanying financial statements;

    b) Except for the matters stated in paragraph 12(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended), 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 financial statements dealt with by this report are in agreement with the books of account;

    d) In our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;

    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 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act;

    f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 12(b) above on reporting under section 143(3)(b) of the Act and paragraph 12(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

    g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2026 and the operating effectiveness of such controls, refer to our separate report in Annexure II wherein we have expressed an unmodified opinion; and

    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 (as amended), in our opinion and to the best of our information and according to the explanations given to us:

        i. The Company does not have any pending litigation which would impact its financial position as at 31 March 2026.;

        ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2026;

        iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2026.;

        iv.

            a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 38 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person or entity, including foreign entities ('the 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 ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

            b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 38 to the financial statements, no funds have been received by the Company from any person or entity, including foreign entities ('the 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 performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

v. The Company has not declared or paid any dividend during the year ended 31 March 2026.

vi. As stated in Note 39 to the standalone financial statements and based on our examination which included test checks, except for instance mentioned below, the Company, in respect of financial year commencing on 1 April 2025, has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, where such feature was enabled. Furthermore, other than the consequential impact of the exception given below, the audit trail has been preserved by the Company as per the statutory requirements for record retention from the date the audit trail was enabled

Nature of exception noted	**Details of Exception**
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated throughout the year for all relevant transactions recorded in the software.	The audit trail feature was not enabled at the database level for accounting software SAP to log any direct data changes, used for maintenance of all accounting records by the Company.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 26213356ARBHUP2954

Hyderabad
25 May 2026

For **Abarna & Ananthan**
Chartered Accountants
Firm's Registration No.: 000003S

Sd/-

Dheeraj M
Partner
Membership No.: 234705
UDIN: 26234705KSJTOC1661

Bengaluru
25 May 2026

Annexure I referred to in paragraph 11 of the Independent Auditor's Report of even date to the members of Shriprop Properties Private Limited on the financial statements for the year ended 31 March 2026

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment relevant details of right-of-use assets.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) The property, plant and equipment and relevant details of right-of-use assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not own any immovable property. Accordingly, reporting under clause 3(i)(c) of the Order is not applicable to the Company.

(d) The Company has adopted cost model for its Property, Plant and Equipment (including right-of-use assets) and intangible assets. Accordingly, reporting under clause 3(i)(d) of the Order is not applicable to the Company.

(e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.

(ii) (a) The inventories held by the company comprises of units in completed projects. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate of each class of inventory were noticed as compared to book records.

(b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets at any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the company.

(iii) The Company has not made any investment in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or any other parties during the year. Accordingly, reporting under clause 3(iii) of the Order is not applicable to the Company.

(iv) The Company has not entered into any transaction covered under section 185 of the Act. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sub-section (1) of section 186 of the Act in respect of investments, as applicable.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has specified maintenance of cost records under sub-section (1) of section 148 of the Act in respect of the products of the Company. We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the

maintenance of cost records and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) (a) In our opinion and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, we report that there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute except for the following:

Nature of the Statute	**Nature of Business**	**Gross Amount (Rs.)**	**Amount paid under Protest (Rs.)**	**Period to which the amount relates**	**Forum where dispute is pending**	**Remarks, if any**
Income Tax Act, 1961	Tax/Interest Demanded	Nil(*)	Nil	2020-21		Appeal yet to be filed; time limit for filing appeal has not yet expired as at the reporting date.
		Nil(*)	Nil	2021-22	CIT(A)	
		Nil(*)	Nil	2022-23	CIT(A)	
		174.95	Nil	2023-24	CIT(A)	

(*) No tax liability, however the disallowance is under appeal.

(viii) According to the information and explanations given to us, we report that no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender. Further, loans amounting to Rs. 2,680.28 lakhs are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. Further, such loans and interest thereon have not been demanded for repayment as on date.

(b) According to the information and explanations given to us representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which these were obtained.

(d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.

(e) According to the information and explanations given to us, we report that the Company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) and clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no fraud on the Company has been noticed or reported during the period covered by our audit.

(b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.

(c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company, with the related parties are in compliance with section 188 of the Act. The details of such related party transactions have been disclosed in the standalone financial statements etc., as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act. Further, according to the information and explanations given to us, the Company is not required to constitute an audit committee under section 177 of the Act.

(xiv) (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system which is commensurate with the size and nature of its business as required under the provisions of section 138 of the Act.

(b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.

(xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company.

(d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.

(xvii) The Company has not incurred any cash losses in the current financial year as well as the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is 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 realisation of financial assets and payment of financial liabilities, other information in the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that 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) According to the information and explanations given to us, the Company does not have any unspent amounts towards Corporate Social Responsibility in respect of any ongoing or other than ongoing project as at the end of the financial year. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

(xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 26213356ARBHUP2954

Hyderabad
25 May 2026

For **Abarna & Ananthan**
Chartered Accountants
Firm's Registration No.: 000003S

Sd/-

Dheeraj M
Partner
Membership No.: 234705
UDIN: 26234705KSJTOC1661

Bengaluru
25 May 2026

Annexure II to the Independent Auditor's Report of even date to the members of Shriprop Properties Private Limited on the financial statements for the year ended 31 March 2026

Independent Auditor's Report on the internal financial controls with reference to the standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of Shriprop Properties Private Limited ('the Company') as at and for the year ended 31 March 2026, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements 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 ('the Guidance Note') 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 the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. 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 with reference to financial statements were 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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 with reference to financial statements.

Meaning of Internal Financial Controls with Reference to Financial Statements

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

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial

statements 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, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements 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 **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 26213356ARBHUP2954

Hyderabad
25 May 2026

For **Abarna & Ananthan**
Chartered Accountants
Firm's Registration No.: 000003S

Sd/-

Dheeraj M
Partner
Membership No.: 234705
UDIN: 26234705KSJTOC1661

Bengaluru
25 May 2026

Shriprop Properties Private Limited
Regd. Off: No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bangalore-560080
CIN: U45200KA2016PTC085432
Email ID: cs.spl@shriramproperties.com
Ph No.080 - 4022 9999

Balance sheet as at 31 March 2026
(All amounts in ₹ lakhs, unless otherwise mentioned)

	Note	As at 31 March 2026	As at 31 March 2025
I. ASSETS			
Non-current assets			
(a) Property, plant and equipment	2	31.94	10.86
(b) Other intangible assets	3	0.64	1.19
(c) Deferred tax asset (net)	4	75.76	453.32
(d) Non current tax assets (net)	5	626.36	460.48
Total non-current assets		**734.70**	**925.85**
Current assets			
(a) Inventories	6	4,284.64	17,387.16
(b) Financial assets			
(i) Investments	7	-	293.96
(ii) Trade receivables	8	298.85	737.14
(iii) Cash and cash equivalents	9	794.30	1,056.38
(iv) Bank balance other than (iii) above	10	2.31	4.98
(c) Other current assets	11	7,197.86	7,196.49
Total current assets		**12,577.96**	**26,676.11**
Total assets		**13,312.66**	**27,601.96**
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	12	0.10	0.10
(b) Other equity	13	599.52	(812.94)
Total equity		**599.62**	**(812.84)**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Lease liability	15A	14.81	-
Total non-current liabilities		**14.81**	**-**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	14	3,720.75	12,566.68
(ii) Lease liability	15B	7.91	-
(iii) Trade payables	16		
(a) Total outstanding dues of micro enterprises and small enterprises		502.80	737.54
(b) Total outstanding dues of creditors other than (iii) (a) above		874.83	1,385.76
(iv) Other financial liabilities	17	5,755.27	1,306.55
(b) Other current liabilities	18	1,665.56	12,418.27
(c) Current tax liabilities	19	171.11	-
Total current liabilities		**12,698.23**	**28,414.80**
Total equity and liabilities		**13,312.66**	**27,601.96**
Summary of material accounting policies	1.2		

The accompanying notes referred to above form an integral part of the financial statements

As per report of even date attached

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No. 213356

Hyderabad
25 May 2026

For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 000003S

Sd/-

Dheeraj M
Partner
Membership No. 234705

Bengaluru
25 May 2026

For and on behalf of the Board of Directors of
Shriprop Properties Private Limited

Sd/-

K. R. Ramesh
Director
DIN: 02058969

Bengaluru
25 May 2026

Sd/-

Krishna Veeraraghavan
Director
DIN:06620405

Bengaluru
25 May 2026

Shriprop Properties Private Limited
Statement of profit and loss for the year ended 31 March 2026
(All amounts in ₹ lakhs, unless otherwise mentioned)

	Note	Year ended 31 March 2026	Year ended 31 March 2025
Revenue			
Revenue from operations	20	24,839.26	26,115.92
Other income	21	45.37	803.16
Total income		**24,884.63**	**26,919.08**
Expenses			
Material and construction cost		1,628.00	4,840.37
Changes in inventories	22	13,102.52	9,417.84
Finance costs	23	6,437.78	3,199.19
Depreciation and amortisation expense	2&3	5.23	1.78
Other expenses	24	1,749.92	2,320.65
Total expenses		**22,923.45**	**19,779.83**
Profit before tax		**1,961.18**	**7,139.25**
Tax expense	25		
Current tax		171.13	-
Deferred tax expense		377.59	1,750.40
Profit after tax		**1,412.46**	**5,388.85**
Other comprehensive income		-	-
Total comprehensive income for the year		**1,412.46**	**5,388.85**
Earnings per share (Nominal value ₹ 10 per share)	26		
Basic (₹)		1,41,245.78	5,38,885.42
Diluted (₹)		1,41,245.78	5,38,885.42

Summary of material accounting policies 1.2

The accompanying notes referred to above form an integral part of the financial statements

As per report of even date attached

For Walker Chandiok & Co LLP	**For Abarna & Ananthan**	**For and on behalf of the Board of Directors of**	
Chartered Accountants	Chartered Accountants	**Shriprop Properties Private Limited**	
Firm's Registration No.: 001076N/N500013	Firm's Registration No.: 000003S		
Sd/-	Sd/-	Sd/-	Sd/-
Nikhil Vaid	**Dheeraj M**	**K. R. Ramesh**	**Krishna Veeraraghavan**
Partner	Partner	Director	Director
Membership No. 213356	Membership No. 234705	DIN: 02058969	DIN:06620405
Hyderabad	Bengaluru	Bengaluru	Bengaluru
25 May 2026	25 May 2026	25 May 2026	25 May 2026

Shriprop Properties Private Limited
Statement of Cash Flows for the year ended 31 March 2026
(All amounts in ₹ lakhs, unless otherwise mentioned)

	Year ended 31 March 2026	Year ended 31 March 2025
A. Cash flow from operating activities		
Profit before tax	**1,961.18**	**7,139.25**
Adjustments to reconcile profit before tax to net cash flows		
Fair value gain on financial instruments	(6.36)	(18.96)
Interest income	(0.22)	(711.72)
Depreciation and amortisation expense	5.23	1.78
Finance costs (net)	6,437.78	3,199.19
Profit on sale of mutual funds	(4.92)	-
Liability no longer payable written back	(21.73)	-
Operating profit before working capital changes	**8,370.96**	**9,609.54**
Working capital adjustments:		
Decrease in trade receivables	438.29	628.32
Decrease in inventories	13,102.52	9,417.84
(Increase)/decrease in other assets	(1.37)	775.42
(Decrease) in trade payables	(723.94)	(1,310.78)
(Decrease) in other current liabilities	(10,752.71)	(7,979.67)
Increase in other financial liabilities	4,448.72	549.77
Cash flow generated from operations	**14,882.47**	**11,690.44**
Income tax paid (net)	(165.90)	(353.75)
Net cash flows generated from operating activities	**14,716.57**	**11,336.69**
B. Cash flows from investing activities		
Purchase of property, plant and equipment	-	(10.44)
Investment in mutual funds	(1,175.00)	(275.00)
Redemption of mutual funds	1,480.25	-
Interest received on bank deposits	0.30	112.55
Proceeds from closure of bank deposits	2.59	64.76
Net cash flows generated /(used in) from investing activities	**308.14**	**(108.13)**
C. Cash flows from financing activities		
Proceeds from term loan from banks	8,385.00	-
Repayment of term loan to banks	(7,478.98)	-
Repayment of term loan from body corporates	(7,174.73)	(7,825.27)
(Repayment)/ proceeds from supplier finance arrangement, net	(981.57)	1,082.37
Amount paid to the holders of CCDs (net)	-	(23,365.58)
Interest and other finance costs paid	(5,871.84)	(1,692.95)
Loans from/ (repaid to) related parties (net)	(2,160.42)	8,862.00
Payment of interest portion of lease liabilities	(1.22)	-
Payment of principal portion of lease liabilities	(3.04)	-
Net cash flows used in financing activities	**(15,286.79)**	**(22,939.43)**
Net decrease in cash and cash equivalents (A + B + C)	**(262.08)**	**(11,710.87)**
Cash and cash equivalents at the beginning of the year	1,056.38	12,767.25
Cash and cash equivalents at the end of the year (refer note 9)	**794.30**	**1,056.38**
Components of cash and cash equivalents		
Balances with banks		
In current accounts	794.30	1,040.80
In escrow accounts	-	15.58
Total cash and cash equivalents	**794.30**	**1,056.38**

Shriprop Properties Private Limited
Statement of Cash Flows for the year ended 31 March 2026
(All amounts in ₹ lakhs, unless otherwise mentioned)

Changes in financing liabilities arising from cash and non cash changes

Particulars	01 April 2025	Cash flows	Non cash changes				31 March 2026
			Amortisation of processing fees	Adjustment for guarantee commission	Initial recognition of lease liability	Interest accrued	
Term loan from body corporates	7,081.28	(7,174.73)	132.78	-	-	(39.33)	-
Term loan from banks	-	906.02	(92.07)	-	-	125.72	939.67
Lease liabilities	-	(3.04)	-	-	25.76	-	22.72
Loan from related parties	4,403.03	(2,160.42)	-	-	-	437.67	2,680.28
Supplier finance arrangement	1,082.37	(981.57)	-	-	-	-	100.80
Total	**12,566.68**	**(9,413.74)**	**40.71**	**-**	**25.76**	**524.06**	**3,743.47**

Changes in financing liabilities arising from cash and non cash changes

Particulars	01 April 2024	Cash flows	Non cash changes				31 March 2025
			Amortisation of processing fees	Adjustment for guarantee commission	Fair value changes	Interest accrued	
Term loan from body corporates	14,719.55	(7,825.27)	44.22	107.97	-	34.81	7,081.28
Compulsorily convertible debentures	21,938.47	(23,365.58)	-	-	-	1,427.11	-
Loan from related parties	(3,857.77)	8,862.00	-	-	-	(601.20)	4,403.03
Supplier finance arrangement	-	1,082.37	-	-	-	-	1,082.37
Total	**32,800.25**	**(21,246.48)**	**44.22**	**107.97**	**-**	**860.72**	**12,566.68**

As per report of even date attached

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No. 213356

Hyderabad
25 May 2026

For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 000003S

Sd/-

Dheeraj M
Partner
Membership No. 234705

Bengaluru
25 May 2026

For and on behalf of the Board of Directors o
Shriprop Properties Private Limited

Sd/-

K. R. Ramesh
Director
DIN: 02058969

Bengaluru
25 May 2026

Sd/-

Krishna Veeraraghavan
Director
DIN:06620405

Bengaluru
25 May 2026

Shriprop Properties Private Limited
Statement of changes in equity as at 31 March 2026
(All amounts in ₹ lakhs, unless otherwise mentioned)

A. Equity share capital

Particulars	**Amount**
Balance as at 01 April 2024	**0.10**
Changes during the year	-
Balance as at 31 March 2025	**0.10**
Changes during the year	**-**
Balance as at 31 March 2026	**0.10**

B. Other equity

Particulars	**Retained Earnings**	**Measurement of below market rate financial liability at fair value(*)**	**Total**
Balance as at 01 April 2024	(6,384.18)	290.36	(6,093.82)
Profit for the year	5,388.85	-	5,388.85
Contribution made during the year	-	(107.97)	(107.97)
Balance as at 31 March 2025	**(995.33)**	**182.39**	**(812.94)**
Profit for the year	1,412.46	-	1,412.46
Balance as at 31 March 2026	**417.13**	**182.39**	**599.52**

(*) Represents accounting for corporate guarantee provided by Shriram Properties Limited

As per report of even date attached

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No. 213356

Hyderabad
25 May 2026

For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 000003S

Sd/-

Dheeraj M
Partner
Membership No. 234705

Bengaluru
25 May 2026

For and on behalf of the Board of Directors of Shriprop Properties Private Limited

Sd/-

K. R. Ramesh
Director
DIN: 02058969

Bengaluru
25 May 2026

Sd/-

Krishna Veeraraghavan
Director
DIN:06620405

Bengaluru
25 May 2026

Shriprop Properties Private Limited
Summary of material accounting policies and other explanatory information
(All amounts in ₹ lakhs, unless otherwise mentioned)

1 Company overview and significant accounting policies

1.1 Company overview

Shriprop Properties Private Limited was incorporated on 21 January 2016 under Companies Act, 2013. The registered office is located at No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bangalore-560080, India. The Company is engaged in the business of construction, development and sale of all or any part of housing projects, commercial premises and other related activities.

1.2 Material accounting policies

a. Statement of compliance

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind-AS) as notified under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs 'MCA').The Company has uniformly applied the accounting policies during the periods presented.

The financial statements for the year ended 31 March 2026 were authorized and approved for issue by the Board of Directors on 25 May 2026.

b. Basis of preparation of financial statements

The financial statements have been prepared on going concern basis under the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

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 in to 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. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share based payment transactions that are within the scope of Ind AS 102, 'Share-based Payment', leasing transactions that are within the scope of Ind AS 116, 'Leases', and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 'Inventories', or value in use in Ind AS 36 'Impairment of assets'.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1,2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data rely as little as possible on entity specific estimates.

Level 3: Inputs for the assets or liabilities that are not based on the observable marked data (unobservable inputs)

c. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and disclosure of contingent liabilities at the end of the reporting period. Although these estimates are based upon the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future period. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Application of accounting policies that require significant accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 1.3.

d. Recent accounting pronouncements

The Ministry of Corporate Affairs ("MCA") has notified certain amendments to existing Indian Accounting Standards under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time effective April 1, 2025. The Company has applied the following amendments during the current year that are applicable to the Company.

Amendments to Ind AS 1 - Presentation of Financial statements

On August 13, 2025, the MCA has issued "Classification of liabilities as current or non-current and non-current liabilities with covenants (Amendments to Ind AS 1)". The amendments aim to promote consistency in applying the requirements by helping companies to determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current. The amendments also clarified the classification requirements for debt a company might settle by converting it into equity. These amendments are effective for annual reporting periods beginning on or after April 1, 2025, and are to be applied retrospectively. The adoption of these amendments to Ind AS 1 did not have any material impact on the standalone financial statements.

Amendments to Ind AS 7 - Statement of cash flows and Ind AS 107 - Financial instruments

On August 13, 2025, MCA issued 'Supplier Finance Arrangements (Amendments to Ind AS 7 and Ind AS 107)', that require companies to disclose information about its supplier finance arrangements that enables users of financial statements to assess the effects of those arrangements on the companies liabilities and cash flows and on the companies exposure to liquidity risk. These amendments are effective for annual reporting periods beginning on or after April 1, 2025 and are to be applied retrospectively. As a result of the adoption of the amendments to Ind AS 7 and Ind AS 107, the Company provided new disclosures for liabilities under supplier finance arrangements, the details of which are disclosed in Note 14 to

Amendments to Ind AS 12 - Income taxes

On August 13, 2025, the MCA issued International Tax Reform - Pillar Two Model Rules - Amendments to Ind AS 12 "Income Taxes" to clarify the application of Ind AS 12 to income taxes arising from tax law enacted or substantively enacted to implement the Organisation for Economic Co-operation and Development (OECD), including tax law that implements qualified domestic minimum top-up taxes described in those rules. The adoption of these amendments to IND AS 12 are not applicable to the Company.

Amendments to Ind AS 21 - The effects of changes in foreign exchange rates

The amendment clarifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking, as well as require the disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable. These amendments are effective for annual reporting periods beginning on or after April 1, 2025. The adoption of these amendments to Ind AS 21 are not applicable to the Company.

MCA has not notified any new standards or amendments to the existing standards applicable to the Company for the year ended 31 March 2026.

e. Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the standalone financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
c) The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where any of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised either at point of time or over a period of time based on various conditions as included in the contracts with customers.

Sale of constructed / developed properties

Revenue from real estate development of project is recognised at the point in time, when the control of the asset is transferred to the customer which generally coincides with transfer of legal title of the unit to the customer or deemed handover whichever is earlier. Deemed handover is considered upon intimation to customers about completion of the project and receipt of substantial amount of consideration and subsequently from that point the revenue is recognised over time when the Company has enforceable right for payment for performance completed to date based on the percentage-of-completion method ('POC method') of accounting with cost of project incurred as against the total estimated project cost (input method) for the respective projects determining the degree of completion of the remaining performance obligation.

The revenue recognition of real estate property under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately in the Statement of Profit and Loss.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

Others

Interest on delayed receipts, cancellation/ forfeiture income and transfer fees etc from customers are recognised based upon underlying agreements with customers and when reasonable certainty of collection is established.

Unbilled revenue disclosed under other financial assets represents revenue recognised over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognised profits to date on projects under construction are disclosed under other current liabilities. Any billed amount that has not been collected is disclosed under trade receivables and is net of any provisions for amounts doubtful of recovery.

Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

Interest income

Interest income is accounted on an accrual basis at effective interest rate, except in cases where ultimate collection is considered doubtful.

f. Current versus non-current classification

The Company presents assets and liabilities in the Balance Sheet based on current/non-current classification.

(i) An asset is classified as current when it is:

- Expected to be realized or intended to sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

(ii) All other assets are classified as non-current.

(iii) A liability is classified as current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

(iv) All other liabilities are classified as non-current.

(v) Deferred tax assets and liabilities are classified as non-current assets and liabilities.

Based on the nature of service and the time between the acquisition of assets for development and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities which pertain to the project and for all other assets and liabilities the Company has considered twelve months.

g. Foreign currency transactions

Functional and presentation currency

The financial statements are presented in Indian Rupee (' ₹ ') which is also the functional and presentation currency of the Company. All amounts have been rounded-off to the nearest lakhs, unless otherwise indicated.

(a) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

(b) Conversion

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

h. Inventories

Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development.

Properties held for sale

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development.

Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

i. Property, Plant and Equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met, any expected costs of decommissioning and any directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit and loss as incurred.

Depreciation and useful lives

Depreciation/amortization on property, plant and equipment is provided on the straight-line method, based on the useful life of asset specified in Schedule II to the Companies Act, 2013. The Management estimates the useful lives of the assets as per the indicative useful life prescribed in Schedule II to the Companies Act, 2013. Residual values, useful lives and method of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

Office equipments	5 years
Furniture & Fixtures	10 years
Computers	3 years

De-recognition

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (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 when the asset is derecognized.

j. Intangible assets

Recognition and initial measurement

Intangible assets (software) are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortization)

The cost of capitalized software is amortized over a period of 3 years from the date of its acquisition on a straight line basis.

k. Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset

Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of assets that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

l. Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

All other borrowing costs are recognized in the Statement of Profit and Loss in the period in which they are incurred.

The Company determines the amount of borrowing costs eligible for capitalization as the actual borrowing costs incurred on that borrowing during the period less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset. In case if the Company borrows generally and uses the funds for obtaining a qualifying asset, borrowing costs eligible for capitalization are determined by applying a capitalization rate to the expenditures on that asset.

The Company suspends capitalization of borrowing costs during extended periods in which it suspends active development of a qualifying asset.

m. Cash and cash equivalents

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to insignificant risk of changes in value.

n. Tax expense

Income taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

Current tax is the amount of tax payable based on the taxable profit for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act,1961 and other applicable tax laws in the countries where the Company operates and generates taxable income.

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

Current and deferred tax for the period

Current and deferred tax are recognized in profit or loss, except when they are relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

o. Rounding off amounts

All amounts disclosed in the financial statements have been rounded off to the nearest lakhs with 2 decimals, except share and per share data, unless otherwise stated. Due to rounding off, the number presented throughout the document may not add up precisely to the totals and percentages may not precisely reflect the absolute figures.

p. Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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.

q. Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material, using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

(i) Possible obligations which will be confirmed only by future events not wholly within the control of the Group or
(ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

r. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value, except trade receivable which are initially measured at transaction price. Transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

Debt Instruments

Debt instruments at amortized cost

A 'Debt instruments' is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the statement of profit and loss.

r. Financial instruments (contd)

Debt Instruments at fair value through other comprehensive income (FVTOCI)

A debt instrument is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Fair value movements are recognized in other comprehensive income (OCI).

Debt instruments at Fair value through profit and loss (FVTPL)

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

Equity investments

All equity investments in the scope of Ind AS 109,' Financial Instruments', are measured at fair value. Equity instruments which are held for trading and contingent consideration has been recognized by an acquirer in a business combination to which Ind AS 103,' Business Combinations' applies, are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in OCI with subsequent changes in the fair value.

The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in the OCI.

There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of investment.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

De-recognition of financial assets

A financial asset is primarily de-recognized when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Financial liabilities

Initial recognition

All financial liabilities are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. These liabilities are classified as amortized cost.

Subsequent measurement

These liabilities include borrowings, payables and deposits. Subsequent to initial recognition, these liabilities are measured at amortized cost using the effective interest method.

De-recognition of financial liabilities

A financial liability is de-recognized 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 recognized in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

s. Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the twelve month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized is recognized as an impairment gain or loss in the statement of profit and loss.

t. Impairment of non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

u. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Company is engaged in the business of construction, development and sale of all or any part of housing project which is the only reportable segment. The Company operates primarily in India and there is no other significant geographical segment.

v. Statement of cash flows

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature and item of income or expenses associated with investing or financing cash flows. The cash from operating, investing and financing activities of the Company are segregated.

The loans from/ to related parties are in nature of current accounts. Accordingly, receipts and payments from/ to related parties have been shown on a net basis in the statement of cash flows.

w. 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 recognized 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 recognized less cumulative amortization.

1.3 Significant judgements and estimates in applying accounting policies

a. Revenue from contracts with customers - The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.

b. Net realizable value of inventory - The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.

c. Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

d. Contingent liabilities – At each balance sheet date basis the management estimate, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding guarantees and litigations. However, the actual future outcome may be different from this estimate.

e. Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

2 Property, plant and equipment

Details of the Company's property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting period is as follows:

Particulars	Office equipment	Furniture & fixtures	Computers	ROU asset - Vehicle	Total
Gross carrying amount					
As at 01 April 2024	**7.60**	**2.00**	**1.20**	**-**	**10.80**
Additions	0.71	9.73	-	**-**	**10.44**
Disposals/assets written off	-	-	-	-	**-**
As at 31 March 2025	**8.31**	**11.73**	**1.20**		**21.24**
Additions	-	-	-	25.76	**25.76**
Disposals/assets written off	-	-	-	-	**-**
As at 31 March 2026	**8.31**	**11.73**	**1.20**	**25.76**	**47.00**
Accumulated depreciation					
Upto 01 April 2024	**6.68**	**1.55**	**1.20**	-	**9.43**
Charge for the year	0.61	0.34	-	-	**0.95**
Upto 31 March 2025	**7.29**	**1.89**	**1.20**	**-**	**10.38**
Charge for the year	0.14	0.99	-	3.55	**4.68**
Upto 31 March 2026	**7.43**	**2.88**	**1.20**	**3.55**	**15.06**
Net Block					
As at 31 March 2025	**1.02**	**9.84**	**-**	**-**	**10.86**
As at 31 March 2026	**0.88**	**8.85**	**-**	**22.21**	**31.94**

a Contractual Obligation

There are no contractual commitments pending for the acquisitions of property, plant and equipment as at balance sheet date.

b Capitalized borrowing cost

There is no borrowing cost capitalized during the year ended 31 March 2026 and 31 March 2025

c Property, plant and equipments pledged as security

There are no property, plant and equipment pledged as security.

d The Company has not revalued its property, plant and equipment (including right of use assets) as at the balance sheet date

3 Other Intangible assets

Particulars	Computer software	Total
Gross carrying amount		
As at 01 April 2024	3.50	**3.50**
Additions	-	-
As at 31 March 2025	**3.50**	**3.50**
Additions	-	-
As at 31 March 2026	**3.50**	**3.50**
Accumulated amortisation		
Upto 01 April 2024	**1.48**	**1.48**
Charge for the year	0.83	0.83
Upto 31 March 2025	**2.31**	**2.31**
Charge for the year	0.55	0.55
Upto 31 March 2026	**2.86**	**2.86**
Net block		
As at 31 March 2025	**1.19**	**1.19**
As at 31 March 2026	**0.64**	**0.64**

Note:

a The Company has not revalued its intangible assets as at the balance sheet date

	As at 31 March 2026	As at 31 March 2025
4 Deferred tax assets (net)		
Deferred tax asset arising on account of		
Carry forward business losses	75.76	453.32
	75.76	**453.32**

Deferred tax assets is recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilised.

Movement in deferred tax assets

Particulars	01 April 2025	Recognised in securities premium	Recognised in OCI	Recognised in profit and loss	31 March 2026
Deferred tax asset					
Carry forward business losses	453.32	-	-	(377.56)	75.76
	453.32	**-**	**-**	**(377.56)**	**75.76**

Movement in deferred tax assets

Particulars	01 April 2024	Recognised in securities premium	Recognised in OCI	Recognised in profit and loss	31 March 2025
Deferred tax asset					
Carry forward business losses	986.88	-	-	(533.56)	453.32
Timing difference on liability carried at fair value	1,216.84	-	-	(1,216.84)	-
	2,203.72	**-**	**-**	**(1,750.40)**	**453.32**

	As at 31 March 2026	As at 31 March 2025
5 Non-current tax assets (net)		
Advance income tax and tax deducted at source (net of provision for tax)	626.36	399.48
Income tax paid under protest	-	61.00
	626.36	**460.48**
6 Inventories (*)		
(Valued at cost or net realisable value, whichever is lower)		
Properties under development	-	14,715.61
Property held for sale	4,284.64	2,671.55
	4,284.64	**17,387.16**

(*) Details of assets pledged are given under Note 32

7 Investments		
Current		
Investment in mutual funds (unquoted)		
Investments carried at fair value through profit or loss (FVTPL)		
NIL (31 March 2025 - 54,707.94) units in Aditya Birla Sunlife Savings fund	-	293.96
	-	**293.96**
Aggregate amount of book value and market value of unquoted investments	**-**	**293.96**
Aggregate amount of quoted investments	**-**	**-**
Aggregate amount of impairment in value of investments	**-**	**-**

(*) Details of assets pledged are given under Note 32

8 Trade receivables (*)		
Trade receivables	298.85	737.14
	298.85	**737.14**
Less: Allowance for bad and doubtful debts	-	-
	298.85	**737.14**
Break up of security details		
Trade Receivables considered good - Secured	192.20	577.17
Trade Receivables considered good - Unsecured	106.65	159.97
	298.85	**737.14**

(*) Details of assets pledged are given under Note 32

Trade receivables aging schedules

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2026						
(i) Undisputed considered good	1.40	21.07	130.12	51.37	94.89	**298.85**
(ii) Undisputed - which have significant increase in credit risk	-	-	-	-	-	**-**
(iii) Disputed considered good	-	-	-	-	-	**-**
(iv) Disputed - which have significant increase in credit risk	-	-	-	-	-	**-**

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2025						
(i) Undisputed considered good	308.64	236.07	62.65	45.75	84.03	**737.14**
(ii) Undisputed - which have significant increase in credit risk	-	-	-	-	-	**-**
(iii) Disputed considered good	-	-	-	-	-	**-**
(iv) Disputed - which have significant increase in credit risk	-	-	-	-	-	**-**

	As at 31 March 2026	As at 31 March 2025
9 Cash and cash equivalents		
Balances with banks:		
- in current accounts	794.30	1,040.80
- in escrow accounts (*)	-	15.58
	794.30	**1,056.38**

(*) Details of assets pledged are given under Note 32

Note:
There are no undrawn committed borrowing facilities as at 31 March 2026 and 31 March 2025

10 Other bank balances		
Deposits with original maturity more than 3 months but less than 12 months	2.31	4.98
	2.31	**4.98**

11 Other assets		
Current		
Unsecured, considered good		
Security deposits given for joint development arrangement (*) (refer note 31)	6,000.00	6,000.00
Prepaid expenses	64.49	227.27
Advances for purchase of goods and rendering services	1,101.93	920.35
Balance with government authorities	31.44	48.87
	7,197.86	**7,196.49**

(*) In earlier years, the Company has advanced amounts to related parties in contemplation of joint development agreement for future upcoming projects.

	As at 31 March 2026		As at 31 March 2025	
12 Equity share capital	**Number**	**Amount**	**Number**	**Amount**
Authorized				
Equity shares of ₹ 10 each	10,00,000	100.00	10,00,000	100.00
Issued, subscribed and fully paid-up				
Equity shares of ₹ 10 each	1,000	0.10	1,000	0.10
	1,000	**0.10**	**1,000**	**0.10**

a Reconciliations of number of equity shares outstanding at the beginning and at the end of the year

Equity shares				
Balance at the beginning of the year	1,000	0.10	1,000	0.10
Add: Issued during the year	-	-	-	-
Balance at the end of the year	**1,000**	**0.10**	**1,000**	**0.10**

b Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 10. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

c Details of shareholder holding more than 5% share capital and shareholding by the Promoters

	As at 31 March 2026		As at 31 March 2025	
Name of the equity shareholder	**No. of shares**	**% of holding**	**No. of shares**	**% of holding**
Shriram Properties Limited - (Holding Company and the Promoter) (*) (^)	1,000	100%	1,000	100%

(*) There has been no change in the shareholding during the year ended 31 March 2026 and 31 March 2025.
(^) includes 1 equity share held by a nominee of Shriram Properties Limited.

d Aggregate number of bonus shares issued and shares issued for consideration other than cash during the year of five years immediately preceding the reporting date.

There have been no buy back of shares, issue of bonus shares and issue of shares pursuant to contract without payment being received in cash for the period of 5 years immediately preceding the reporting date.

13 Retained earnings	**As at 31 March 2026**	**As at 31 March 2025**
Retained earnings		
Balance at the beginning of the year	(995.33)	(6,384.18)
Add: Profit for the year	1,412.46	5,388.85
Balance at the end of the year	**417.13**	**(995.33)**
Measurement of below market rate financial liability at fair value		
Balance at the beginning of the year	182.39	290.36
Movement during the year	-	(107.97)
Balance at the end of the year	**182.39**	**182.39**
Total	**599.52**	**(812.94)**

Nature of reserves

(a) Retained earnings

Retained earnings represents the accumulated undistributed earnings of the Company as at balance sheet date.

(b) Measurement of below market rate financial liability at fair value

Represents accounting for corporate guarantee provided by the Holding company

14 Borrowings		
Current		
Secured Loans		
Term loan from body corporates	-	7,081.28
Term loan from bank	939.67	-
Unsecured		
Loan from related parties (refer note 31)	2,680.28	4,403.03
Supplier Finance Arrangement (^)	100.80	1,082.37
	3,720.75	**12,566.68**

(^) Supplier Finance Arrangement

The Company has entered into a reverse factoring arrangement for its trade payables to micro and small enterprises (MSME suppliers or "sellers"). For this purpose, the Company has executed a master agreement with A. Treds (the "Exchange") for supplier financing. The Exchange operates the platform under the brand name "Invoicemart" It acts as an intermediary that connects the Company, the seller, and participating financiers on a common platform for the factoring or reverse factoring of invoices. The Company initiates each transaction by uploading the payable invoice and relevant supporting documents on the Invoice pay portal, where financiers (banks and other financial institutions) bid to provide financing. The primary objective of this facility is to ensure MSME suppliers are paid by their statutory due dates while enhancing the Company's working capital position through access to financing.

The Company has derecognised the original trade payables at the point in time when those balances become part of supplier financial arrangements. The Company has disclosed the related supplier financial liabilities towards the finance providers under "Borrowings" in Note 14.
The carrying value of liabilities related to supplier finance arrangement being presented under "Borrowings" are considered to be reasonable approximation of fair value, largely due to the short-term nature of the arrangement.

Key terms and conditions of the arrangement are:
The Company decides which invoices will be financed.
The financier pays the MSME supplier within 45th day from the date of the invoice.
The Company pays the financier within 90 days from the date of financing.
The financing terms are negotiated by the Company on the credit availed beyond 45 days.

	As at 31 March 2026	As at 31 March 2025 (*)
Carrying amount of liabilities under supplier finance arrangement		
Presented under Borrowings	100.80	1,082.37
-of which suppliers have received payment from the finance provider	100.80	1,082.37
Range of payment due dates (days after invoice date)		
Liabilities that are part of the arrangement	Less than 135 days	-
Comparable trade payables that are not part of an arrangement	30-45 days after invoice date	-

Non-cash changes
Change in classification from trade payables to borrowing under the supplier finance arrangement of INR 950.30 Lakhs in FY 2025-26, has been considered as non cash transfers for the purpose of disclosure under Ind AS 7.

Presentation in the Statement of Cash Flows
The Company has classified the payment made by the finance providers under the aforementioned supplier finance arrangement as operating cash outflows with corresponding financing cash inflows at the time the finance providers pays the vendor, as in substance the Company has considered that the finance providers are acting as payment agent on behalf of the Company. Later, when the Company subsequently pays the outstanding amount to the finance providers, such cash outflow are presented under cash flows from financing activity.

(*) The Company has applied transitional relief available under Supplier Finance Arrangements (Amendments to Ind AS 7 and Ind AS 107) and has not provided comparative information in the first year of applying Supplier Finance Arrangements – Amendments to Ind AS 7 and Ind AS 107.

		As at 31 March 2026	As at 31 March 2025
15	**Lease liability**		
A	**Non current**		
	Lease liability (refer note 30)	14.81	-
B	**Current**		
	Lease liability (refer note 30)	7.91	-
		22.72	**-**

16 Trade payables

Total outstanding dues of micro and small enterprises **(refer note below)**	502.80	737.54
Total outstanding dues of creditors other than micro enterprises and small enterprises	874.83	1,385.76
	1,377.63	**2,123.30**

Note: Details of dues to Micro and Small Enterprises as per Micro, Small and Medium Enterprises Development Act, 2006

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company.

Particulars	31 March 2026	31 March 2025
(i) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year; (#)		
- Principal	524.96	798.79
- Interest	1.74	-
(ii) The amount of interest paid by the buyer in terms of section 16, along with the amounts of the 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 day during the year) but without adding the interest specified under this Act;	-	-
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year; and	1.74	-
(v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of the MSME act.	-	-

(#) Includes the amounts reported in note 17 to the financial statements

Trade payables ageing schedule

Particulars	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 Mar 2026						
MSME - Undisputed	482.47	20.33	-	-	-	502.80
Others - Undisputed	835.52	17.97	19.52	1.82	-	874.83
As at 31 Mar 2025						
MSME - Undisputed	724.59	-	12.95	-	-	737.54
Others - Undisputed	1,269.34	76.07	2.11	-	38.24	1,385.76

	As at 31 March 2026	As at 31 March 2025
17 Other financial liabilities		
Current		
Refund due to customers	48.08	151.32
Other payables (*)	5,707.19	1,155.23
	5,755.27	**1,306.55**

(*) Includes ₹ 22.16 Lakhs (31 March 2025: ₹ 61.25 lakhs) as at 31 March 2026 towards payable to micro and small enterprises

18 Other current liabilities		
Revenue received in advance	1,357.30	12,313.21
Payable to statutory authorities	308.26	105.06
	1,665.56	**12,418.27**
19 Current tax liabilities		
Provision for tax	171.11	-
	171.11	**-**

14 Borrowings (Continued)

Sl.No	Particulars	Nature of security	Repayment details and other terms	Rate of Interest	31 March 2026	31 March 2025
Current borrowings						
Term loans from body corporates (secured)						
i	**Aditya Birla Finance Limited**	a. First charge by way of Registered Mortgage on the Land of Project "Park 63@The Shriram Gateway", together with all present & future buildings & structures and TDR/FSI there on . b. Exclusive first charge by way of hypothecation & escrow of receivables of sold and unsold units of the Project up to INR 400 Cr. c. Extension of first charge on the land and receivables at Kolkata admeasuring about 17 Acres.	Payable in 24 equal installments of ₹625.00 lakhs each commencing after a moratorium of 24 Months from date of first disbursement.	11.00%	-	7,214.06
		Unamortized processing fee			-	(132.78)
		Subtotal			**-**	**7,081.28**
Term loans from bank (secured)						
i	**Axis Bank**	a. Exclusive charge by way of hypothecation of current and future sold receivables. b. Exclusive equitable Mortgage of immovable property, both present and future for the project Park 63 c. Corporate Guarantee of Shriram Properties Limited	Payable in 25 monthly installments of ₹385.00 lakhs each and last installment of ₹375 lakhs post completion of moratorium of 10 Months.	9.75%	1,031.74	-
		Unamortized processing fee			(92.07)	-
		Subtotal			**939.67**	**-**
Supplier Finance Arrangement						
i	**A.Treds**	Unsecured	Repayable on the relevant due date as per the bid	7.92% - 8.91%	100.80	1,082.37
Loan from related parties						
i.	**Shriram Properties Limited**	Unsecured	Repayable on demand	14.00% (31 March 2025 - 15%)	2,680.28	4,403.03
		Total			**3,720.75**	**12,566.68**

	Year ended 31 March 2026	Year ended 31 March 2025
20 Revenue from operations (*)		
Sale of constructed properties	24,820.96	26,099.19
Other operating income		
- Cancellation charges	18.30	16.73
	24,839.26	**26,115.92**
(*) Disaggregated revenue information		
Set out below is the disaggregation of Company's revenue from contract with customers by timing of transfer of goods or services:		
Revenue recognition at a point of time	23,736.99	3,005.95
Revenue recognition over period of time	1,102.27	23,109.97
	24,839.26	**26,115.92**
21 Other income		
Interest income from		
- Bank deposits(*)	0.22	110.52
- on loan to related parties (refer note 31)	-	601.20
- on income tax refund	1.65	1.53
Other non-operating income		
- Gain arising from financial instruments designated as FVTPL	6.36	18.96
- Profit on sale of mutual funds	4.92	-
- Miscellaneous income	32.22	70.95
	45.37	**803.16**

(*) Includes interest income inventorised amounting to ₹ Nil (31 March 2025 : ₹ 110.52 lakhs) during the year ended 31 March 2026.

22 Changes in inventories		
Inventory at the beginning of the year		
Properties under development	14,715.61	24,426.00
Properties held for sale	2,671.55	2,379.00
Inventory at the end of the year		
Properties under development	-	14,715.61
Properties held for sale	4,284.64	2,671.55
	13,102.52	**9,417.84**
23 Finance cost, net (*)		
Interest expenses		
- on term loans from body corporates	640.91	1,393.19
- on loan from related parties (refer note 31)	437.67	-
- on financial instrument (refer note 31)	5,080.00	1,427.11
- on lease liabilities (refer note 30)	1.22	-
- on others	128.24	228.89
Guarantee commission expense (refer note 31)	149.74	150.00
	6,437.78	**3,199.19**

(*) Includes finance expense inventorised amounting to ₹ 295.46 lakhs (31 March 2025 : ₹ 2,708.24 lakhs) during the year ended 31 March 2026.

24 Other expenses (*)		
Legal and professional charges (^)	65.06	57.68
Printing and stationery	3.63	5.56
Rates and taxes	9.73	61.26
Advertisement and sales promotion expenses (refer note 31)	777.91	825.99
Traveling and conveyance expenses	14.68	25.78
Power & fuel	24.56	11.12
Security charges	39.34	53.14
Repairs and maintenance - others	21.18	42.13
Insurance expenses	2.99	41.24
Software renewal fees (refer note 31)	14.32	29.30
Corporate responsibility expenses (refer note 33)	66.54	68.60
Business support expenses (refer note 31)	665.71	1,063.65
Miscellaneous expenses	44.27	35.20
	1,749.92	**2,320.65**

(*) Includes other expenses inventorised amounting to ₹ 31.54 lakhs (31 March 2025 : ₹ 74.94 lakhs)

(^)Payment to auditors (on accrual basis, excluding taxes) [included in legal and professional charges]		
Statutory Audit	17.22	15.68
Tax audit	1.50	1.50
Professional fees	11.01	1.27
Reimbursement of expenses	0.84	0.77
	30.57	**19.22**

25 Income tax	**Year ended 31 March 2026**	**Year ended 31 March 2025**
A. Tax expense comprises of:		
Current income tax	171.13	-
Deferred tax	377.59	1,750.40
Income tax expense reported in the statement of profit or loss	**548.72**	**1,750.40**

B Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% and the reported tax expense in profit or loss are as follows:

Accounting profit before income tax	1,961.18	7,139.25
Effective tax rate in India	25.17%	25.17%
Expected tax expense using the Company's domestic tax rate	493.59	1,796.81
Deferred tax asset recorded in current year on temporary differences pertaining to previous year	-	(69.04)
Reversal of deferred tax recorded in previous years	29.56	-
Tax effect of non-deductible expenses	19.35	12.49
Unrecorded deferred tax on other temporary differences	6.22	10.06
Income tax expense	**548.72**	**1,750.32**

Recognised deferred tax assets and liabilities

Deferred tax assets is recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilised.

26 Earnings per share (EPS)	**Year ended 31 March 2026**	**Year ended 31 March 2025**
Weighted average number of shares outstanding (nos)	1,000.00	1,000.00
Net profit after tax attributable to equity shareholders	1,412.46	5,388.85
Earnings per share		
Basic (₹)	1,41,245.78	5,38,885.42
Diluted (₹)	1,41,245.78	5,38,885.42
Nominal value - Rupees (₹) per equity share	10.00	10.00

27 Financial instruments

Financial instruments by category

The carrying value and fair value of financial instruments by categories as at 31 March 2026 are as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value
Financial assets :					
Investments	7	-	-	-	-
Trade receivables	8	-	-	298.85	298.85
Cash and cash equivalents	9	-	-	794.30	794.30
Other bank balances	10	-	-	2.31	2.31
Total financial assets		**-**	**-**	**1,095.46**	**1,095.46**
Financial liabilities :					
Borrowings	14	-	-	3,720.75	3,720.75
Lease Liabilities	15A,15B	-	-	22.72	22.72
Trade payables	16	-	-	1,377.63	1,377.63
Other financial liabilities	17	-	-	5,755.27	5,755.27
Total financial liabilities		**-**	-	**10,876.37**	**10,876.37**

The carrying value and fair value of financial instruments by categories as at 31 March 2025 were as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value
Financial assets :					
Investments	7	293.96	-	-	293.96
Trade receivables	8	-	-	737.14	737.14
Cash and cash equivalents	9	-	-	1,056.38	1,056.38
Other bank balances	10	-	-	4.98	4.98
Total financial assets		**293.96**	**-**	**1,798.50**	**2,092.46**
Financial liabilities :					
Borrowings	14	-	-	12,566.68	12,566.68
Trade payables	16	-	-	2,123.30	2,123.30
Other financial liabilities	17	-	-	1,306.55	1,306.55
Total financial liabilities		**-**	**-**	**15,996.53**	**15,996.53**

Notes to financial instruments

The management assessed that the fair value of cash and cash equivalents, trade receivables, loans, other financial assets, trade payables and other financial liabilities approximate the carrying amount largely due to short-term maturity of these instruments.

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

27 Financial instruments (contd)

i) Fair value hierarchy

Financial assets are measured at fair value in the financial statement and are grouped into three Levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.
Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
Level 3: unobservable inputs for the asset or liability.

Measurement of fair value of Financials Instruments

The Company's finance team performs valuations of financial items for financial reporting purposes, including Level 3 fair values, in consultation with third party valuation specialist for complex valuations, wherever necessary. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximizing the use of market-based information.

The following table shows the fair value hierarchy of financial assets and liabilities measured at fair value on a recurring basis for the reporting years:

As at 31 March 2026	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial assets				
Investments	-	**-**	**-**	**-**
	-	**-**	**-**	**-**
As at 31 March 2025				
Financial assets				
Investments	-	293.96		**293.96**
	-	**293.96**	**-**	**293.96**

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28 Financial risk management

Financial risk factors

The Company's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement
Credit risk	Cash and cash equivalents, deposit with bank and trade receivables measured at amortized cost	Ageing analysis and recoverability assessment
Liquidity risk	Borrowings and other financial liabilities	Rolling cash flow forecasts
Market risk – Interest rate risk	Borrowings at variable rates	Sensitivity analysis
Market risk – Price risk	Financial assets measured at FVTPL	Sensitivity analysis

The Company's risk management is carried out by a central treasury department (of the group) under policies approved by the Board of Directors. The Board of Directors provides written principles for overall risk management, as well as policies covering specific areas, such interest rate risk, credit risk and investment of excess liquidity.

a. Credit risk

Credit risk arises from cash and cash equivalents, trade receivables, investments carried at amortized cost and deposits with banks and financial institutions and other financials assets.

Credit risk management

The company assesses and manages credit risk of financial assets based on the following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

The Company provides for expected credit loss based on the following:

Asset group	Description	Provision for expected credit loss (*)	As at 31 March 2026	As at 31 March 2025
Low credit risk	Cash and cash equivalent, secured trade receivables and other bank balances	12 months expected credit loss/life time expected credit loss	988.81	1,638.53
High credit risk	Unsecured trade receivables	Life time expected credit loss or fully provided for	106.65	159.97

(*) A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.
The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period.

Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on 12 month and lifetime expected credit loss basis for following financial assets:

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
As at 31 March 2026			
Trade receivables	298.85	-	298.85
Cash and other bank balances	796.61	-	796.61
As at 31 March 2025			
Trade receivables	737.14	-	737.14
Cash and other bank balances	1,061.36	-	1,061.36

Expected credit loss for trade receivables under simplified approach

Trade receivables are secured in a form that registration of sold residential units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern. The company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.

During the years presented, the Company made no write-offs of trade receivables and it does not expect to receive future cash flows or recoveries from collection of cash flows previously written off.

28 Financial risk management (contd)

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows.

As at 31 March 2026	Less than 1 year	1 year to 5 years	5 years and above	Total
Non-derivatives				
Borrowings	3,812.82	-	-	3,812.82
Trade payables	366.32	1,011.31	-	1,377.63
Other financial liabilities	5,755.27	-	-	5,755.27
Total	**9,934.41**	**1,011.31**	**-**	**10,945.72**

As at 31 March 2025	Less than 1 year	1 year to 5 years	5 years and above	Total
Non-derivatives				
Borrowings	6,314.40	8,410.84	-	14,725.24
Trade payables	797.83	1,325.47	-	2,123.30
Other financial liabilities	1,306.55	-	-	1,306.55
Total	**8,418.78**	**9,736.31**	**-**	**18,155.09**

c. Interest rate risk

The Company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind As 107 'Financial Instrument- Disclosures', since neither the carrying nor the future cash flows will fluctuate because of a change in market interest rates.

The Company's variable rate borrowing is subject to interest rate. Below is the overall exposure of borrowings:

Particulars	As at 31 March 2026	As at 31 March 2025
Variable rate borrowing (*)	1,031.74	7,214.06
Fixed rate borrowing	2,781.08	5,485.40
	3,812.82	**12,699.46**

(*) Excluding the effect of unamortised processing fees and guarantee commission

Interest rate risk

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates

Particulars	As at 31 March 2026	As at 31 March 2025
Interest rates - increase by 50 basis point (50 bps)	23.58	61.32
Interest rates - decrease by 50 basis point (50 bps)	(23.58)	(61.32)

d. Price risk

The company's exposure to price risk arises from investments in mutual fund held and classified as FVTPL. To manage the price risk arising from investment, the company diversifies its portfolio.(^)

Sensitivity

Profit or loss is sensitive to higher/lower prices of instruments on the company's profits for the periods.

Particulars	As at 31 March 2026	As at 31 March 2025
Price increase by 5% - FVTPL	-	13.75
Price decrease by 5% - FVTPL	-	(13.75)

(^) The company does not hold any mutual funds as at the reporting date, hence there is no exposure to price risk

29 Capital Management

The Company's objectives when managing capital are to :
Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt includes long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances.

Particulars	**As at 31 March 2026**	**As at 31 March 2025**
Borrowings	3,720.75	12,566.68
Less: Cash and cash equivalents	794.30	1,056.38
Less: Other bank balance	2.31	4.98
Net debt	**2,924.14**	**11,505.32**
Total equity	599.62	(812.84)
Gearing ratio	4.88	(14.15)

(i) Equity includes all capital and reserves of the Company that are managed as capital
(ii) Debt is defined long term and short term borrowings and current maturity of long term borrowings.

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period. No changes were made in the objectives, policies or processes for managing capital during the period ended 31 March 2026 and 31 March 2025.

30 Leases

	As at 31 March 2026	**As at 31 March 2025**
Set out below are the carrying amounts of right-of-use assets recognised and the movements		
Particulars		
Net block as at the beginning of the year	-	-
Additions during the year	25.76	-
Deletions/Modification during the year	-	-
Deprecation for the year	(3.55)	-
Net block as at the end of the year	**22.21**	**-**

Set out below are the carrying amounts of lease liabilities and the movements during the year:

Particulars		
As at the beginning of the year	-	-
Addition to lease liability	25.76	-
On account of termination/modification of lease	-	-
Finance cost for the year	1.22	-
Payment of lease liabilities	(4.26)	-
Lease liability at the end of the year	**22.72**	**-**
Current	7.91	
Non-current	14.81	

The incremental borrowing rate applied to lease liabilities is 12%

Lease liabilities:

The maturity analysis of lease liabilities are disclosed below:	**As at 31 March 2026**	**As at 31 March 2025**
Not later than one year	10.21	-
Later than one year and not later than five year	16.36	-
Later than five years	-	-
Less: Future finance expense	(3.85)	-
Total	**22.72**	**-**

The following are the amounts recognised in the statement of profit & loss	**Year ended 31 March 2026**	**Year ended 31 March 2025**
Depreciation expense of right-of-use assets	3.55	-
Interest expense on lease liabilities	1.22	-
Expense relating to short-term leases	-	-
Total amount recognised in the standalone statement of profit or loss	**4.77**	**-**

31 Related party transactions

(i) Parties where control exists	**Relationship**
Shriram Properties Limited	Holding Company
(ii) Other related parties with whom the Company had transactions	
Bengal Shriram Hitech City Private Limited	Fellow subsidiary
SPL Palms Developers Private Limited	Fellow subsidiary
Shriprop Structures Private Limited	Fellow subsidiary
Shriprop Homes Private Limited	Fellow subsidiary
SPL Estates Private Limited	Fellow subsidiary
SPL Housing Projects Private Limited	Fellow subsidiary
Shriprop Living Space Private Limited	Joint venture of Holding company
SPL Towers Private Limited	Joint venture of Holding company
Shrivision Elevation Private Limited	Joint venture of Holding company
(iii) Key managerial personnel	
N. Nagendra	Director
Ravindra Kumar Pandey	Director (until 11 August 2025)
Rajesh Yashwant Shirwatkar	Director (until 11 August 2025)
Kalpattu Ramachandran Ramesh	Director (w.e.f. 11 August 2025)
Ramamurthy Vaidyanathan	Independent Director (w.e.f. 11 August 2025)
Krishna Veeraraghavan	Director (w.e.f. 11 August 2025)

(iv) Transactions with related parties are as follows

Particulars	As at 31 March 2026	As at 31 March 2025
Shriram Properties Limited		
Loan taken	6,179.21	6,744.00
Loan taken, repaid	8,339.63	1,739.00
Loan given	-	15,030.00
Loan given, repaid	-	18,889.00
Business support expenses	665.71	1,063.65
Interest expense on loan	437.67	-
Interest income on loan	-	603.00
Guarantee received	10,000.00	-
Guarantee received, relinquished	15,000.00	-
Guarantee commission	122.74	150.00
Interest on financial instrument	5,080.00	646.00
Redemption of financial instrument	-	22,539.07
Corporate guarantee released	-	5,000.00
Cross charge of marketing expenses to the Company	8.50	46.47
Cross charge of marketing expenses by the Company	76.58	190.21
Purchase of Material	-	0.25
Sale of material	489.77	-
Shriprop Structures Private Limited		
Cross charge of marketing expenses to the Company	-	0.38
SPL Towers Private Limited		
Cross charge of marketing expenses by the Company	-	9.56
Shriprop Homes Private Limited		
Cross charge of marketing expenses by the Company	10.00	4.86
SPL Housing Projects Private Limited		
Cross charge of marketing expenses by the Company	18.79	19.50
SPL Palms Developers Private Limited		
Cross charge of marketing expenses by the Company	11.11	38.68

31 Related party transactions

(iv) Transactions with related parties are as follows (continued)

Shrivision Elevations Private Limited		
Cross charge of marketing expenses by the Company	-	3.87
SPL Estates Private Limited		
Cross charge of marketing expenses by the Company	-	-
Sale of Mivan Material	80.25	84.74
Purchase of Mivan Material	119.14	-
Shriprop Living Space Private Limited		
Cross charge of marketing expenses by the Company	3.85	29.45
Bengal Shriram Hitech City Private Limited		
Mortgage fees	55.89	-
Security received, relinquished	2,984.28	-

(v) Balances with related parties as on date are as follows

Particulars	As at 31 March 2026	As at 31 March 2025
Shriram Properties Limited		
Loan taken by the Company	2,680.28	4,403.03
Corporate Guarantee received	10,000.00	15,000.00
Other payables	5,080.00	-
Bengal Shriram Hitech City Private Limited		
Security deposit given for joint development arrangement	6,000.00	6,000.00
Corporate Guarantee received	-	15,000.00
Security received	-	2,984.28

32 Assets pledged as security

The carrying amounts of assets pledged are:

Current assets		
Financial assets (First charge)		
Investment	-	293.96
Trade receivables	298.85	737.14
Bank balance in escrow account	-	15.58
Non-financial assets (First charge)		
Inventories	4,284.64	17,387.16
Total assets pledged as security	**4,583.49**	**18,433.84**

33 Expenditure on corporate social responsibility activities

As per Section 135 of the Companies Act, 2013, a CSR committee has been formed by the Company. The areas for CSR activities are promoting education, art and culture, healthcare, ensuring environmental sustainability, destitute care and rehabilitation, covid relief activities and rural development projects.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
a) Gross amount required to be spent by the Company during the year	66.54	68.60
b) Amount spent during the year on purposes other than construction/ acquisition of any asset		
- Paid	66.54	68.60
- Yet to be paid	-	-
c) Shortfall at the end of the year	-	-
d) Total of previous years shortfall	-	-
e) Reason for shortfall	NA	NA
f) Nature of CSR activities	i) Environmental sustainability (Beautification of Public Spaces), ii) Women empowerment, & iii) Rural development	Promoting education(free libraries, sport centres)

34 Segment reporting

The Company is engaged in the development and construction of residential properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'. The Company operates primarily in India and there is no other significant geographical segment. The company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated and hence the Company does not have any concentration risk.

35 There are no employees in the Company. Hence, disclosures as required under Ind AS 19 – 'Employee Benefits' is not applicable to the Company.

36 Disclosures mandated under IndAS 115

A. Contract balances

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

Particulars	As at 31 March 2026	As at 31 March 2025
Contract liabilities		
Revenue received in advance	1,357.30	12,313.21
Total contract liabilities	**1,357.30**	**12,313.21**
Receivables		
Trade receivables	298.85	737.14
Total receivables	**298.85**	**737.14**

B. Significant changes in the contract liabilities balances during the period are as follows:

Particulars	Revenue received in advance	
	As at 31 March 2026	As at 31 March 2025
Opening balance	12,313.21	20,279.58
Additions during the year	13,865.05	18,132.82
Revenue recognised during the year	(24,820.96)	(26,099.19)
Closing balance	**1,357.30**	**12,313.21**

C. Reconciliation of revenue recognised with contract revenue:

Particulars	Year ended 31 March 2026	Year ended 31 March 2026
Contract revenue	24,820.96	26,099.19
Revenue recognised	**24,820.96**	**26,099.19**

D. The performance obligation of the Company in case of sale of residential apartments is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment for contracted price as per the installment stipulated in the customer's Agreement.

The transaction price of the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 March 2026 is ₹ 641.30 lakhs (31 March 2025: ₹ 7,958.41 lakhs). The same is expected to be recognised within 1 to 2 years.

37 Ratios

Description	Numerator	Denominator	As at 31 March 2026	As at 31 March 2025	% variance	Explanation
Current ratio	Current Assets	Current Liabilities	0.99	0.94	5.51%	NA
Debt Equity ratio	Total Debt	Shareholders equity	6.21	(15.46)	(140.14%)	Refer note a
Debt Service Coverage ratio	Earnings available for debt service (Net Profit after taxes+Interest+Non cash operating expenses+other adjustments)	Debt service (Interest and lease payments + Principal repayments)	0.35	0.31	10.10%	Refer note b
Return on Equity	Net profit after taxes	Average shareholders equity	NA	NA	NA	Refer note a
Inventory Turnover ratio	Cost of revenue	Average Inventory	1.42	0.77	85.66%	Refer note c
Trade Receivables Turnover ratio	Revenue from operations	Average trade receivables	47.95	24.84	93.03%	Refer note d
Trade payables Turnover ratio	Material and contract cost	Average trade Payables	0.93	1.74	-46.61%	Refer note e
Net Capital Turnover ratio	Revenue from operations	Working capital (Current assets - Current liabilities)	(206.52)	(15.02)	1274.93%	Refer note f
Net Profit ratio	Net profit after taxes	Revenue from operations	5.69%	20.63%	-72.44%	Refer note g
Return on Capital Employed	EBIT	Capital employed (Net worth + Total Debt - Deferred tax asset)	197.87%	87.96%	124.96%	Refer note b
Return on Investment	Income from investment	Average investment	0.00%	(0.14)	-100.00%	Refer note h

Notes

a. The decrease in the debt equity ratio is on account of reduction in total liabilities and increase in the shareholders fund in the current year. As the average shareholders fund is negative in the current as well as previous year, Return on Equity ratio has not been provided.
b. The increase in Debt- service coverage ratio and return on capital employed is account of lower repayments of debt during the current year as compared to previous year.
c. The improvement in the Inventory turnover ratio is on account of reduced balances of inventory as at the end of the current year.
d. The improvement in trade receivables turnover ratio is on account of decrease in debtors pursuant to increase in net collections during the year.
e. The reduction in trade payable turnover ratio is mainly on account of lesser material and construction cost during the current year, as compared to previous year.
f. The reduction in net capital turnover ratio is on account of increased working capital during the current year.
g. The reduction in net profit ratio is on account of lower revenue from operations, higher finance costs and lower deferred tax expense in current year as compared to previous year.
h. The reduction in return on investment is due to sale of mutual funds during the current year

38 Other statutory information

(i) The Company has not advanced or provided loan to or invested funds in any entities including foreign entities (Intermediaries) or to any other persons, with the understanding that the Intermediary shall:
(a) 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
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(ii) The Company has not received any fund from any persons or entities, including foreign entities (funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) 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
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) The Company has not entered into any scheme of Arrangements that has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013 or Section 560 of companies Act, 1956 as at 31 March 2026.

(iv) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder as at the balance sheet date.

(v) The Company does not have any transactions with companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of the Companies Act, 1956 during the year ended 31 March 2026 (31 March 2025 : Nil)

(vi) The Company is not a holding company and is not required to comply with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 as at 31 March 2026.

(vii) The Company doesn't have any transaction not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

(viii) The Company has not traded or invested in crypto currency or virtual Currency during the financial year ended 31 March 2026.

(ix) There are no employees in the Company. Hence, disclosures as required under Ind AS 19- 'Employee Benefits' is not applicable to the Company.

(x) During the year ended 31 March 2026, no material foreseeable loss was incurred for any long-term contract including derivative contracts.

(xi) Unhedged foreign currency exposure as at balance sheet date is Nil.

39 Compliance with the requirement of the Audit Trail under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014

The Ministry of Corporate Affairs (MCA) has prescribed a requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

During the financial year commencing on 1 April 2025, the Company uses accounting software for maintaining its books of account which has/have a feature of recording audit trail (edit log) facility and the same have operated throughout the year for all relevant transactions recorded in the accounting software. However, the audit trail feature was not enabled for certain direct changes made to the an accounting software at the database level when using certain privileged/administrative access rights by authorized users. The audit trail has been preserved by the Company in accordance with the statutory requirements for record retention where such feature was enabled.

40 Events occurring after the reporting date

No adjusting or significant non-adjusting events have occurred between 31 March 2026 and the date of authorization of these financial statements.

As per our report of even date attached

For Walker Chandiok & Co LLP	**For Abarna & Ananthan**	**For and on behalf of the Board of Directors of**	
Chartered Accountants	Chartered Accountants	**Shriprop Properties Private Limited**	
Firm Registration No.:001076N/N500013	Firm Registration No.: 000003S		
Sd/-	Sd/-	Sd/-	Sd/-
Nikhil Vaid	**Dheeraj M**	**K. R. Ramesh**	**Krishna Veeraraghavan**
Partner	Partner	Director	Director
Membership No.: 213356	Membership No. 234705	DIN: 02058969	DIN:06620405
Hyderabad	Bengaluru	Bengaluru	Bengaluru
25 May 2026	25 May 2026	25 May 2026	25 May 2026