B S R & Co. LLP
Chartered Accountants

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Independent Auditor's Report

To the Members of Maan-Hinje Township Developers Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Maan-Hinje Township Developers Private Limited (the "Company") which comprise the balance sheet as at 31 March 2026, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its loss and other comprehensive loss, changes in equity and its cash flows for the period ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Management's and Board of Directors' Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/ loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management and Board of Directors are 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional 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 the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

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

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

   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph 2(B)(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 and that the backup of one (1) accounting software which forms part of the books of account and other relevant 'books and papers in electronic mode' has not been kept on the servers physically located in India.

c. The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.

d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

e. On the basis of the written representations received from the directors as on 31 March 2026 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 modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2A(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.

g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

B. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

a. The Company has disclosed the impact of pending litigations as at 31 March 2026 on its financial position in its financial statements - Refer Note 38 to the financial statements.

b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

d (i) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 46 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(ii) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 46 to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.

e. The Company has neither declared nor paid any dividend during the period.

f. Based on our examination which included test checks, except for the instances mentioned below, the Company has used accounting softwares for maintaining its books of account, which along with access management tools, as applicable, have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective softwares:

1) Audit trail was not enabled at the database level to log any direct data changes for accounting software used for maintaining general ledger from 14th November 2025 to 13th March 2026.

2) In the absence of reporting on the audit trail feature in the independent auditor's report for a third party accounting software used for maintaining the books of accounts relating to revenue, trade receivables, and other related accounts, we are unable to comment on whether the feature of recording audit trail (edit log) facility was enabled at the database level for the period from 1st April 2025 to 31st March 2026.

Further, where audit trail (edit log) facility was enabled and operated throughout the year for the accounting softwares, we did not come across any instance of the audit trail feature being tampered with. Additionally, where audit trail (edit log) facility was enabled and operated in the previous period, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the year. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Nikhil Nandkumar Ganu

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Date: 2026.05.04 17:03:39 +05'30'

Nikhil Ganu

Partner

Membership No.: 129402

ICAI UDIN:26129402TXVYIT5266

Place: Mumbai

Date: 04 May 2026

Annexure A to the Independent Auditor's Report on the Financial Statements of Maan-Hinje Township Developers Private Limited for the period ended 31 March 2026

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and Right-of-use Asset.

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

(i) (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 a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified every year. In accordance with this programme, all property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancy was noticed on such verification.

(c) The Company does not have any immovable property (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee). Accordingly, clause 3(i)(c) of the Order is not applicable.

(d) 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 revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the period.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The inventory, has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory

(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 been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. In our opinion, the quarterly returns or statements filed by the Company with such banks or financial institutions are in agreement with the books of account of the Company.

(iii) 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 provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnership or any other parties during the year. The Company has made investments in other parties, in respect of which the requisite information is as below. The Company has not made any investments in Companies, firms and limited liability partnership. Accordingly, provisions of clauses 3(iii)(a), 3(iii)(c) to 3(iii)(f) of the order are not applicable to the Company.

(b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made during the year are not prejudicial to the interest of the Company.

(iv) 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 given any loans, or provided any guarantee or security as specified under Section 185 and 186 of the Companies Act, 2013 ("the Act"). In respect of the investments made by the Company, in our opinion the provisions of

Annexure A to the Independent Auditor's Report on the Financial Statements of Maan-Hinje Township Developers Private Limited for the period ended 31 March 2026 *(Continued)*

Section 186 of the Act have been complied with.

(v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

(vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the activity performed by the company. Accordingly, clause 3(vi) of the Order is not applicable.

(vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Services Tax, Provident Fund, Employees State Insurance, Income-Tax or Cess or other statutory dues have been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Services Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues were in arrears as at 31 March 2026 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.

(viii) 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 surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) Loans amounting to INR 72,276.57 lakhs is repayable on demand basis the terms and conditions as stipulated in the agreement with the lender. 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 defaulted in repayment of loans and borrowing or in the payment of interest thereon to the lender as the outstanding interest on loans as at period end is converted into loan as on first day of the next financial year based on the repayment terms agreed with the lenders. According to the information and explanations given to us, such loan and interest thereon has not been demanded for repayment during the relevant financial year by the lender. Further, 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 defaulted in repayment of loans and borrowing or in the payment of interest thereon to any banks or financial institutions during the year.

(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 been declared a wilful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as

Annexure A to the Independent Auditor's Report on the Financial Statements of Maan-Hinje Township Developers Private Limited for the period ended 31 March 2026 *(Continued)*

defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(e) is not applicable.

(f) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(f) is not applicable.

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

(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 or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

(xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported for the period covered under audit.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.

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

(xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.

(xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.

(b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanations provided to us, the Group (as defined in the regulations made by the Reserve Bank of India) has more than one CIC as part of the Group. The Group has three CICs as part of the Group

(xvii) The Company has incurred cash losses of INR 6,760.43 lakhs in the current financial year and INR 2,379.37 lakhs in the immediately preceding financial period.

Annexure A to the Independent Auditor's Report on the Financial Statements of Maan-Hinje Township Developers Private Limited for the period ended 31 March 2026 *(Continued)*

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

(xix) We draw attention to Note 1 II (b) to the financial statements which explains that the Company has incurred losses in current year and has accumulated losses as at 31 March 2026. Further, the Company's current liabilities exceed its current assets as at 31 March 2026 by INR 10,792.33 lakhs. In case of any fund requirement for development/continuing operation of company, the Company has unutilized bank limits and the shareholders shall fund/arrange fund in form of Equity/Loan as required. On the basis of the above and according to the information and explanations given to us, on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) The requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Nikhil Nandkumar Ganu

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Nikhil Ganu

Partner

Membership No.: 129402

ICAI UDIN:26129402TXVYIT5266

Place: Mumbai

Date: 04 May 2026

Annexure B to the Independent Auditor's Report on the financial statements of Maan-Hinje Township Developers Private Limited for the period ended 31 March 2026

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2(A)(g) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Maan-Hinje Township Developers Private Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the period ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial 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 (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

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 Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. 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.

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 included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

A company's internal financial controls with reference to financial statements is a process designed to

Annexure B to the Independent Auditor's Report on the financial statements of Maan-Hinje Township Developers Private Limited for the period ended 31 March 2026 *(Continued)*

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

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.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Nikhil Nandkumar Ganu

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Date: 2026.05.04 17:05:01 +05'30'

Nikhil Ganu

Partner

Membership No.: 129402

ICAI UDIN:26129402TXVYIT5266

Place: Mumbai

Date: 04 May 2026

Maan-Hinje Township Developers Private Limited
Balance Sheet

As at March 31, 2026

(Currency in INR Lakhs)

Particulars	Note	As At March 31, 2026	As At March 31, 2025
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	956.26	1,309.65
Right-of-use-Asset	33	253.27	350.36
Capital Work-in-Progress	3	657.49	-
Other Intangible Assets	4	3.91	4.26
Financial Assets			
Other Non-Current Financial Assets	5	338.59	371.09
Deferred Tax Assets (Net)	6	2,761.06	1,009.69
Income Tax Assets (Net)		556.55	233.35
Total Non-Current Assets		5,527.13	3,278.40
Current Assets			
Inventories	7	2,33,362.28	1,66,416.49
Financial Assets			
Investments	8	-	1,107.75
Trade Receivables	9	351.72	918.15
Cash and Cash Equivalents	10	3,552.50	12,029.47
Bank Balances other than above	11	1,005.01	-
Other Current Financial Assets	12	261.20	41.27
Other Current Non Financial Assets	13	24,713.96	12,215.85
Total Current Assets		2,63,246.67	1,92,728.98
TOTAL ASSETS		2,68,773.80	1,96,007.38
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	14	0.10	0.10
Other Equity		(5,614.38)	(379.63)
Total Equity		(5,614.28)	(379.53)
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Lease Liabilities	33	203.50	305.79
Provisions	15	145.58	51.34
Total Non-Current Liabilities		349.08	357.13
Current Liabilities			
Financial Liabilities			
Borrowings	16	85,655.52	89,868.93
Lease Liabilities	33	102.29	84.71
Trade Payables	17		
Total Outstanding Dues of Micro Enterprises and Small Enterprises		2,189.52	1,011.31
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises		7,742.81	7,733.65
Other Current Financial Liabilities	18	1,511.34	1,143.58
Other Current Non-Financial Liabilities	19	1,76,762.13	96,089.48
Provisions	20	60.00	24.36
Current Tax Liabilities (Net)		15.39	73.76
Total Current Liabilities		2,74,039.00	1,96,029.78
Total Liabilities		2,74,388.08	1,96,386.91
TOTAL EQUITY AND LIABILITIES		2,68,773.80	1,96,007.38
Material Accounting Policies	1		

The accompanying notes 1 to 46 form an integral part of the Financial Statements.

Maan-Hinje Township Developers Private Limited
Balance Sheet

As at March 31, 2026

(Currency in INR Lakhs)

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

Nikhil Nandkumar Ganu
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Date: 2026.05.04 17:06:10 +05'30'

NIKHIL GANU
Partner
Membership No: 129402
Mumbai
May 04, 2026

For and on behalf of the Board of Directors of
Maan-Hinje Township Developers Private Limited
CIN:U41001MH2024PTC428272

Subhasish Pattanaik
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SUBHASISH PATTANAIK
Director
DIN: 08430150
Mumbai
May 04, 2026

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ABHISHEK SAHAYA
Director
DIN: 09844376
Mumbai
May 04, 2026

Maan-Hinje Township Developers Private Limited
Statement of Profit and Loss

For the year ended March 31, 2026

(Currency in INR Lakhs)

Particulars	Note	For the year ended March 31, 2026	For the period from July 03,2024 to March 31, 2025
INCOME			
Revenue from Operations	21	5,233.28	11,632.67
Other Income	22	191.65	124.60
Total Income		5,424.93	11,757.27
EXPENSES			
Cost of Materials Consumed	23	70,505.45	51,515.72
Changes in inventories of finished goods and construction work-in-progress	24	(66,945.79)	(43,159.15)
Employee Benefits Expense	25	1,594.03	722.79
Finance Costs	26	396.96	646.38
Depreciation and Amortisation Expense	27	212.53	143.24
Other Expenses	28	6,604.59	5,111.47
Total Expenses		12,367.77	14,980.45
Loss before exceptional item and tax		(6,942.84)	(3,223.18)
Exceptional Items (Refer Note 43)		(30.12)	-
Loss before Tax		(6,972.96)	(3,223.18)
Tax Expense Charge			
Current Tax	6(a)	-	106.16
Deferred Tax (credit)	6(b)	(1,748.06)	(851.61)
Total Tax Expense		(1,748.06)	(745.45)
Loss for the Year		(5,224.90)	(2,477.72)
Other Comprehensive Income			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan	30	(13.16)	(7.28)
Tax on above	6(b)	3.31	1.83
Other Comprehensive Loss for the Year (Net of Tax)		(9.85)	(5.45)
Total Comprehensive (Loss) for the Year		(5,234.75)	(2,483.17)
Earnings Per Equity Share (Amount in INR)			
Basic	29	(5,22,490.00)	(2,48,317.00)
Diluted	29	(5,22,490.00)	(2,48,317.00)
Material Accounting Policies	1		
The accompanying notes 1 to 46 form an integral part of the Financial Statements.			

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

Nikhil Nandkumar Ganu
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Partner
Membership No: 129402
Mumbai
May 04, 2026

For and on behalf of the Board of Directors of
Maan-Hinje Township Developers Private Limited
CIN:U41001MH2024PTC428272

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Director
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Mumbai
May 04, 2026

Maan-Hinje Township Developers Private Limited
Statement of Changes in Equity

For the year ended March 31, 2026 (Currency in INR Lakhs)

a) Equity Share Capital

Particulars	As At March 31, 2026	As At March 31, 2025
Balance at the beginning of the year	0.10	-
Changes in equity share capital during the year	-	0.10
Balance at the end of the year (Refer Note 14)	0.10	0.10

b) Other Equity

Particulars	Retained Earnings (Refer note (a) below)	Total attributable to the shareholders of the Company	Total
Balance as at April 01, 2025	(379.63)	(379.63)	(379.63)
Total Comprehensive Income:			
i) Loss for the year	(5,224.90)	(5,224.90)	(5,224.90)
ii) Remeasurements of the defined benefit plan (net of tax) (Refer Note 30)	(9.85)	(9.85)	(9.85)
Balance as at March 31, 2026	(5,614.38)	(5,614.38)	(5,614.38)
Opening balance on conversion from LLP	2,118.45	2,118.45	2,118.45
Total Comprehensive Income:			
i) Loss for the year	(2,477.72)	(2,477.72)	(2,477.72)
ii) Remeasurements of the defined benefit plan (net of tax)	(5.45)	(5.45)	(5.45)
iii) Lease adjustment due to conversion	(14.91)	(14.91)	(14.91)
Balance as at March 31, 2025	(379.63)	(379.63)	(379.63)

(a) Retained Earnings

Retained Earnings are the profits that the Company has earned till the balance sheet date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

The accompanying notes 1 to 46 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP
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Mumbai
May 04, 2026

Maan-Hinje Township Developers Private Limited
Statement of Cash Flows
For the year ended March 31, 2026

(Currency in INR Lakhs)

Particulars	For the year ended March 31, 2026	For the period from July 03,2024 to March 31, 2025
Cash Flows from Operating Activities		
Loss before Tax	(6,972.96)	(3,223.18)
Adjustment for:		
Depreciation and amortisation expense	212.53	143.24
Finance costs	396.96	646.38
(Profit) on sale of property, plant and equipment and intangible assets (net)	(13.16)	-
Interest income	(65.96)	(62.80)
Profit on sale of investments (net)	(32.22)	(59.63)
Provision / expected credit loss on other assets (net)	27.96	-
Income from investment measured at FVTPL	-	(2.17)
Capital Work-in-Progress written off	-	217.87
Lease adjustment due to conversion	-	(14.91)
PPE Written off	0.85	-
Operating Loss before working capital changes	(6,446.00)	(2,355.20)
Changes in Working Capital:		
Increase in Non-Financial Liabilities	69,293.20	51,131.15
Increase/(Decrease) in Financial Liabilities	1,555.13	(1,208.10)
Increase in Inventories	(47,360.76)	(25,145.30)
Increase in Non-Financial Assets	(12,501.42)	(6,316.73)
Increase in Financial Assets	332.69	4,874.70
	11,318.84	23,335.72
Direct Taxes paid (Net)	(378.25)	(272.53)
Net cash flows generated from operating activities	4,494.59	20,707.99
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(867.24)	(115.21)
Proceeds from sale of property, plant and equipment	13.16	-
Sale investment in mutual fund (net)	1,139.98	521.82
(Purchase) investments in fixed deposits (net)	(972.51)	-
Interest received	51.80	87.51
Net Cash Flows (used in)/generated from Investing Activities	(634.81)	494.12
Cash Flows from Financing Activities		
Repayment from short-term borrowings (net)	(10,110.13)	(12,340.55)
Interest and other borrowing cost paid	(2,099.14)	(34.16)
Payment of interest lease liability	(42.78)	(68.07)
Payment of minimum lease liabilities	(84.71)	(53.35)
Net Cash Flows used in Financing Activities	(12,336.76)	(12,496.13)
Net (Decrease)/Increase in Cash and Cash Equivalents	(8,476.97)	8,705.98
Cash and Cash Equivalents - Opening Balance	12,029.47	3,323.49
Cash and Cash Equivalents - Closing Balance (Refer Note 10)	3,552.50	12,029.47

INR 0.00 represents amount less than INR 50,000

Maan-Hinje Township Developers Private Limited
Statement of Cash Flows

For the year ended March 31, 2026 (Currency in INR Lakhs)

Notes :

(a) The above Standalone Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

(b) Reconciliation of Cash and Cash Equivalents as per the Standalone Statement of Cash Flows. Cash and Cash Equivalents as per the above comprise of the following :

Particulars	As At March 31, 2026	For the period from July 03,2024 to March 31, 2025
Cash and Cash Equivalents (Refer Note 10)	3,552.50	12,029.47
Cash and Cash Equivalents as per the Standalone Statement of Cash Flows	3,552.50	12,029.47

(d) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Particulars	As At April 01, 2025	Changes as per the Standalone Statement of Cash Flows	Non Cash Changes		As At March 31, 2026
			Acquisition	Fair Value Changes	
Short-term borrowings	89,868.93	(10,110.13)	-	5,896.72	85,655.52

(e) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Particulars	As At July 03, 2024	Changes as per the Standalone Statement of Cash Flows	Non Cash Changes		As At March 31, 2025
			Acquisition	Fair Value Changes	
Short-term borrowings	84,181.66	5,687.27	-	-	89,868.93

The accompanying notes 1 to 46 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
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Mumbai
May 04, 2026

Maan-Hinje Township Developers Private Limited

Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2026

(Currency in INR Lakhs)

Note 1

I. Company Overview

Maan-Hinje Township Developers Private Limited (formerly known as Maan-Hinje Township Developers LLP), with CIN U41001MH2024PTC428272, is engaged in the business of real estate construction, development, and related activities. The company was incorporated on July 03, 2024, under the Companies Act, 2013. The Company is domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai - 400079.

II. Basis of preparation and measurement

a) Statement of compliance

The Standalone Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under the Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable. The Standalone Financial Statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently.

The Standalone Financial Statements of the Company for the year ended March 31, 2026 were authorised for issue by the Board of Directors on May 04, 2026

b) Going Concern

The Company has been incorporated to develop a residential and commercial project on land located near Hinjewadi Maharashtra.

The Company has incurred net loss of INR 5,234.75 lakhs during the year ended March 31, 2026 (Previous period ended March 31, 2025 INR 2,483.17 lakhs) and has a negative net worth of INR 5,614.28 lakhs as at that date (March 31, 2025 INR 379.53 lakhs). As at 31 March 2026, the Company has a net current liability position of INR 10,792.33 lakhs (March 31, 2025 INR 3,300.80 lakhs).

Based on the future business plans for the Company, the management believes that the Company will continue to operate as a going concern for the foreseeable future, realise its assets and meet all its liabilities as they fall due for payment, in the normal course of business. In case of any fund requirement for development/continuing operation of company, the Company the shareholders shall fund/arrange funds in form of Equity/Loan as required.

Accordingly, the Board of Directors have prepared these financial statements on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities that may be necessary if the entity is unable to continue as a going concern.

c) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest lakh, unless otherwise stated.

II. Basis of preparation and measurement *(Continued)*

d) Basis of measurement

These financial statements have been prepared on historical cost basis except certain financial instruments and defined benefit plan measured at fair value.

e) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Management believes that the estimates made in the preparation of the financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effects on the amounts recognized in the financial statements included in the following notes:

Judgements

- *Evaluation of satisfaction of performance obligation for the purpose of revenue recognition*

  Determination of revenue under the satisfaction of performance obligation necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined.

- *Recognition of deferred tax asset*

  The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

Estimates

- *Evaluation of Net realisable Value of Inventories*
  Inventories comprising of finished goods and construction-work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the financial statements for the period in which such changes are determined.

- *Useful life and residual value of property, plant and equipment, intangible assets Investment Property*

II. Basis of preparation and measurement *(Continued)*

e) Use of Estimates and Judgements *(Continued)*

Useful lives of tangible, intangible assets and Investment property are based on the life prescribed in Schedule II of the act. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on internal technical evaluation. Assumptions are also made, when The Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

- *Recognition and measurement of defined benefit obligations*

  The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

- *Fair value measurement of financial instruments*

  When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

- *Expected Credit losses and Impairment losses on investment.*

  The Company reviews its carrying value of investments carried at amortised cost annually or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

- *Provisions and contingencies*
  The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

f) Recent pronouncements

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

In May 2025, MCA notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

In August 2025, MCA notified the following amendments to:

- Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 – The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities

(II) Basis of preparation and measurement *(Continued)*

f) Recent pronouncements (continued)

with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

- Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any impact in its financial statements.
- Ind AS 12, International Tax Reform – Pillar Two Model Rules applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and disclose that they have applied the relief. This relief is immediate and applies retrospectively. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any impact in its financial statements.

g) Standards issued but not yet effective

Ind AS 1 - Presentation of Financial Statements

If a covenant breach occurs on or before the reporting date and the liability becomes payable on demand, it must be classified as current, even if the lender subsequently agrees not to demand repayment. It is classified as current because, at the reporting date, the entity does not have the right to defer settlement for at least 12 months. However, if the lender has already provided—by the reporting date—a grace period extending at least 12 months beyond that date, during which the breach can be rectified and repayment cannot be demanded, the liability is classified as non-current.

This amendment is to be applied retrospectively for annual reporting periods beginning on or after 1 April 2026, in accordance with Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors. The Company does not have any long-term borrowing with covenants attached and hence the above amendments will not have any impact on the company.

h) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial and non-financial assets and liabilities.

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

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

(II) Basis of preparation and measurement *(Continued)*

h) Measurement of fair values (continued)

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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

i) Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

III. Material Accounting Policies

a) Property, plant and equipment and depreciation

i) Recognition and Measurement:

Items of property, plant and equipment other than Freehold Land are measured at cost less accumulated depreciation and impairment losses, if any. Freehold Land is carried at cost and is not depreciated. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the statement of profit and loss in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

III. Material Accounting Policies (continued)

a) Property, plant and equipment and depreciation (continued)

ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the expenditure can be measured reliably.

iii) Depreciation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment, other than Freehold Land of the Company has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013. The useful life of site equipment are estimated in the range of 7 to 10 years. These lives are different from those indicated in Schedule II and based on internal technical evaluation.

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

b) Intangible assets and amortisation

i) Recognition and measurement:

Items of Intangible Assets are measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

iii) Amortisation

Intangible assets are amortised over their estimated useful life using straight line method. Intangible assets are amortised over a period of six years.

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.

III. Material Accounting Policies (continued)

c) Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the statement of profit and loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and the value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the statement of profit and loss, to the extent the amount was previously charged to the statement of profit and loss. In case of revalued assets, such reversal is not recognised.

d) foreign currency transactions

Transactions in foreign currencies are translated into the Company's functional currency at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into functional currency at the exchange rate when the fair value was determined.

Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are recognised in the statement of profit and loss in the period in which they arise.

e) Financial instruments

I. Financial assets

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

III. Material Accounting Policies (continued)

e) Financial instruments (continued)

Initial recognition and measurement

Trade receivables and debt securities issued are initially recognised when they originate.

The Company recognises financial assets (other than trade receivables and debt securities) when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

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

A debt investment is measured at FVOCI if it meets both of the following conditions or is not designated as at FVTPL:

- The asset is held within a business model whose objective is achieved by both collecting contractual cashflow and selling financial assets, and
- The contractual terms of the financial assets give rise on the specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments at Fair Value through Profit or Loss

Debt instruments that are convertible into a fixed number of equity instruments of the issuer do not meet the "solely payment of principal and interest" criterion because the return on the debt instrument is inconsistent with a basic lending arrangement and reflects the value of the issuer's equity. The Group classifies such debt instruments at fair value through profit or loss.

Debt instruments included within the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss. Net gains and losses, including any interest or dividend income, if any, are recognised in profit or loss.

III. Material Accounting Policies (continued)

e) Financial instruments (continued)

Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or FVTPL. 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 FVOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of such investments.

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

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

(a) The rights to receive cash flows from the asset have expired, or

(b) the Company has transferred substantially all the risks and rewards of the asset, or

(c) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.

b) Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss at each reporting date, right from its initial recognition.

II. Financial Liabilities

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

III. Material Accounting Policies (continued)

e) Financial instruments (continued)

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to loans and borrowings.

Derecognition

A financial liability is derecognised 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 derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

III 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 recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

IV. Share Capital

Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

f) Compound financial instruments

Compound financial instruments issued by the Company comprises of convertible debentures denominated in INR that can be converted to equity shares at the option of the holder, wherein the number of shares to be issued is fixed and does not vary with changes in fair value.

The liability component of a compound financial instrument is initially recognised at the fair value of a similar liability that does not have equity conversion option. The Equity component is initially recognised as the difference between fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

III. Material Accounting Policies (continued)

g) Inventories

Inventories are valued as under:

a) Construction Work-in-Progress - At Lower of Cost and Net realizable value.

Construction Work-in-Progress/Finished Goods includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects.

Net realisable 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. The inventory of construction work-in- progress is not written down below cost if flats /properties are expected to be sold at or above cost.

h) Revenue Recognition

Sale of Real Estate Developments

The Company derives revenues primarily from sale of properties comprising of residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Company has enforceable right for payment for performance completed to date. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in Ind AS 115, Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative selling price. The price that is regularly charged for an item when sold separately is the best evidence of its selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract liabilities are recognised when there is billing in excess of revenue and advance received from customers.

i) Interest Income and Dividend Income

Interest income is accounted on an accrual basis at effective interest rate.

Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers. Dividend income is recognised when the right to receive/ liability to pay the same is established.

III. Material Accounting Policies *(Continued)*

j) Leases

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the tight to direct the use of the asset. The Company has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

As a leasee

Right-of-Use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Company's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

k) Employee benefits

Short term employee benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

III. Material Accounting Policies *(Continued)*

k) Employee benefits (continued)

Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund and Employee State Insurance Corporations are expensed as the related service is provided.

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the statement of profit and loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the statement of profit and loss.

Defined benefit plans

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the statement of profit and loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employee's upto the end of the reporting period using the projected unit credit method.

The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in the statement of profit and loss in the period in which they arise.

l) Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

a) has a legally enforceable right to set off the recognised amounts; and

III. Material Accounting Policies *(Continued)*

l) Income tax (continued)

b) intends either to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax

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

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

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

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

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

Deferred tax assets and liabilities are offset only if:

a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and

b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

m) Borrowing Costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long-term projects, are transferred to Construction work-in-progress, as part of the cost of the projects upto the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the year which they are incurred.

n) Cash and Cash Equivalents

Cash and cash equivalents 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 an insignificant risk of changes in value.

III. Material Accounting Policies *(Continued)*

o) Earnings per share

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

Basic earnings per share is computed by dividing the profit after tax attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax attributable to the equity shareholders as adjusted interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and anti-dilutive earning per share is computed.

p) Provisions and contingent liabilities

A provision is recognised when the Company has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value at a pre-tax rate that reflects current market assessments of the time value if money and the risks specific to the liability and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. The unwinding of the discount is recognised as finance cost

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

(1) possible obligations which will be confirmed only by future events not wholly within the control of the Company or

(2) 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.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

q) Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

r) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Maan-Hinje Township Developers Private Limited
Notes Forming Part of Financial Statements (Continued)
as at March 31, 2026

(Currency in INR Lakhs)

2 Property Plant and Equipment

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION				NET BLOCK	
	As at April 01, 2025	Additions during the year	Deductions during the year	As at March 31, 2026	As at April 01, 2025	For the Year	Deductions	As at March 31, 2026	As at March 31, 2026	As at March 31, 2025
Tangible Assets										
Office Equipments	5.04	0.57	-	5.61	1.89	1.50	-	3.39	2.22	3.15
Site Equipments	55.47	141.46	-	196.93	26.18	43.04	-	69.22	127.71	29.29
Furniture and Fixtures	12.40	2.09	1.99	12.50	4.09	3.77	1.14	6.72	5.78	8.31
Computers	161.29	87.23	4.73	243.79	81.76	65.19	4.49	142.46	101.33	79.53
Plant and Machinery (Refer Note (a) below)	2,110.38	-	63.15	2,047.23	921.00	447.97	40.96	1,328.01	719.22	1,189.38
Total Property, Plant and Equipment	2,344.58	231.35	69.87	2,506.06	1,034.92	561.47	46.59	1,549.80	956.26	1,309.65

(a) Depreciation of INR 447.97 Lakhs (Previous year INR 390.82 lakhs) on plant and Machinery is capitalised to Construction work -in- progress

Property, Plant and Equipment *(Continued)*

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION				NET BLOCK	
	As at July 03, 2024	Additions during the Period	Deductions during the Period	As at March 31, 2025	As at July 03, 2024	For the Period	Deductions	As at March 31, 2025	As at March 31, 2025	
Tangible Assets										
Office Equipments	3.30	1.74	-	5.04	0.79	1.10	-	1.89	3.15	
Site Equipments	37.40	18.07	-	55.47	11.57	14.61	-	26.18	29.29	
Furniture and Fixtures	10.07	2.33	-	12.40	1.86	2.23	-	4.09	8.31	
Computers	79.62	81.67	-	161.29	51.92	29.84	-	81.76	79.53	
Plant and Machinery (Refer Note (a) below)	2,098.98	11.40	-	2,110.38	390.82	530.18	-	921.00	1,189.38	
Total Property, Plant and Equipment	2,229.37	115.21	-	2,344.58	456.96	577.96	-	1,034.92	1,309.65	

(a) Depreciation of INR 390.82 lakhs on plant and Machinery is capitalised to Construction work -in- progress

Maan-Hinje Township Developers Private Limited
Notes Forming Part of Financial Statements (Continued)
as at March 31, 2026

(Currency in INR Lakhs)

3 Capital work-in-progress (CWIP)

Particulars	Capital work-in-progress (CWIP)	
	March 31, 2026	March 31, 2025
Opening capital work in progress	-	217.87
Add: Addition during the year	657.49	26.03
Less: Capitalised during the year	-	26.03
Less: Asset Written off during the Period	-	217.87
Closing capital work in progress	657.49	-

(a) Ageing schedule as at March 31, 2026

Capital work-in-progress (CWIP)	Capital work-in-progress (CWIP) for a period of				Total
	Less than 1 Year	1-2 years	2-3 years	More than 3 years	
Capital work-in-progress (CWIP)	657.49	-	-	-	657.49
Total	657.49	-	-	-	**657.49**

(Currency in INR Lakhs)

4 Other Intangible Assets

Particulars	GROSS BLOCK				ACCUMULATED AMORTISATION				NET BLOCK	
	As at April 01, 2025	Additions during the year	Deduction during the year	As at March 31, 2026	As at April 01, 2025	For the Year	Deductions	As at March 31, 2026	As at March 31, 2026	As at March 31, 2025
Licenses and Software	6.28	0.83	-	7.11	2.02	1.18	-	3.20	3.91	4.26
Total Intangible Assets	6.28	0.83	-	7.11	2.02	1.18	-	3.20	3.91	4.26

Particulars	GROSS BLOCK				ACCUMULATED AMORTISATION				NET BLOCK	
	As at July 03, 2024	Additions during the Period	Deduction during the Period	As at March 31, 2025	As at July 03, 2024	For the Period	Deductions	As at March 31, 2025	As at March 31, 2025	
Licenses and Software	6.28	-	-	6.28	1.23	0.79	-	2.02	4.26	
Total Intangible Assets	6.28	-	-	6.28	1.23	0.79	-	2.02	4.26	

5 Other Non-Current Financial Assets

Particulars	March 31, 2026	March 31, 2025
Unsecured, Considered Good		
Deposit With Banks (Refer Note (b) below)	150.00	182.50
Others (includes settlement proceed)	188.59	188.59
	338.59	371.09

(a) Fixed deposits in form of debt service reserve (DSR) of INR 150 lakhs is maturing on Aug 23, 2027 (As at Mar 31, 2025 INR 182.50 Lakkhs)

6 Deferred Tax Assets and Tax Expense

a) Amounts recognised in the Statement of Profit and Loss.

Particulars	March 31, 2026	March 31, 2025
Current Tax	-	106.16
Current Tax	-	-
Tax Adjustments of Prior Years	-	106.16
Deferred tax (Credit)/ Change		
Deferred tax	(1,748.06)	(851.61)
Tax Expense for the year	(1,748.06)	(745.45)

b) Movement in Deferred Tax Balances

Particulars	As at April 01, 2025		Movement during the year				As at March 31, 2026	
	Deferred Tax Asset	Deferred Tax Liabilities	Recognised in Profit or Loss	Recognised in OCI	Recognised in Other Equity	Acquired through business combination	Deferred Tax Asset	Deferred Tax Liabilities
Deferred Tax Assets/ (Liabilities)								
Property, Plant and Equipment	125.56	-	57.69	-	-	-	183.25	-
Brought Forward Loss	865.08	-	1,598.88	-	-	-	2,463.96	-
Employee Benefits	19.05	-	84.46	3.31	-	-	106.82	-
Provision for doubtful assets	-	-	7.03	-	-	-	7.03	-
Deferred Tax Assets/ (Liabilities)	1,009.69	-	1,748.06	3.31	-	-	2,761.06	-

Particulars	As at July 03, 2024		Movement during the Period				As at March 31, 2025	
	Deferred Tax Asset	Deferred Tax Liabilities	Recognised in Profit or Loss	Recognised in OCI	Recognised in Other Equity	Acquired through business combination	Deferred Tax Asset	Deferred Tax Liabilities
Deferred Tax Assets/ (Liabilities)								
Property, Plant and Equipment	44.32	-	81.24	-	-	-	125.56	-
Brought Forward Loss	102.76	-	762.32	-	-	-	865.08	-
Employee Benefits	9.16	-	8.05	1.83	-	-	19.05	-
Deferred Tax Assets/ (Liabilities)	156.24	-	851.61	1.83	-	-	1,009.69	-

c) Reconciliation of Effective Tax Rate

Particulars	March 31, 2026	March 31, 2025
Profit Before Tax	(6,972.96)	(3,223.18)
Tax using the Company's domestic tax rate of 25.17% (Previous Year: 25.17%)	(1,755.09)	(811.27)
Tax effect of:		
Rate Difference	-	(10.53)
Non-deductible expenses	-	(55.54)
Adjustment for tax of prior years	-	106.16
Other Adjustments	7.03	25.73
Tax expense recognised	(1,748.06)	(745.45)

d) The Company has recognised deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Group. The Group is expected to generate taxable income in upcoming years. The business losses can be carried forward for a period of 8 years as per the tax regulations and the Group expects to recover the losses.

e) Tax Losses Carried forward

Particulars	Expiry	Gross Loss
AY : 2025-26	31-03-2034	2,510.66
AY : 2026-27	31-03-2035	6,573.13

7 Inventories (Valued at lower of Cost and Net Realisable Value)

Particulars	March 31, 2026	March 31, 2025
Construction Work in Progress	2,33,362.28	1,66,416.49
	2,33,362.28	1,66,416.49

8 Investments

Particulars	March 31, 2026	March 31, 2025
Unquoted		
Investment in Mutual Funds carried at Fair Value through Profit or Loss	-	1,107.75
	-	1,107.75
Aggregate book value of quoted Investments designated at FVTPL:	-	1,107.75

	Number of units (In actuals)	Amount
ICICI Prudential Liquid Fund - Regular Plan - Growth		
	2,91,276.84	1,107.75

9 Trade Receivables

Particulars	March 31, 2026	March 31, 2025
To parties other than related parties		
Unsecured, Considered Good	351.72	918.15
	351.72	918.15

(a) Trade Receivables ageing schedule as at March 31, 2026

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	-	302.53	-	48.51	0.68	-	351.72
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	-	302.53	-	48.51	0.68	-	351.72

(c) Trade Receivables ageing schedule as at March 31, 2025

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	-	817.37	27.27	73.51	-	-	918.15
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	-	817.37	27.27	73.51	-	-	918.15

10 Cash and Cash Equivalents

Particulars	March 31, 2026	March 31, 2025
Balances With Banks		
In Current Accounts	2,306.26	5,433.44
In Fixed Deposit Accounts with original maturity less than 3 months	448.44	5,021.95
Cheques On Hand	797.80	1,574.08
	3,552.50	12,029.47

11 Bank Balances other than above

Particulars	March 31, 2026	March 31, 2025
Balances With Banks		
In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months (Refer Note (a) below)	1,005.01	-
	1,005.01	-

(a) Includes

(i) INR 883.35 lakhs (Previous Year: INR NIL) received from Plot buyers and held in trust on their behalf in a corpus fund and towards maintenance charges.

12 Other Current Financial Assets

Particulars	March 31, 2026	March 31, 2025
Unsecured, Considered Good		
To related parties		
Receivable from LLPs	104.34	0.50
To parties other than related parties		
Interest Accrued	37.51	23.35
Others (includes expenses recoverable from plotted Customers.)	119.35	-
Other Receivable	-	17.42
	261.20	41.27

13 Other Current Non Financial Assets

Particulars	March 31, 2026	March 31, 2025
Secured, Considered Good		
To parties other than related parties		
Advance to Suppliers and Contractors (Refer Note (a) below)	7,432.35	662.81
Unsecured, Considered Good		
To parties other than related parties		
Unbilled Revenue	623.69	1,088.97
Balances with Government Authorities	259.59	97.32
Advance to Suppliers and Contractors	2,757.40	1,720.52
Prepayments	356.31	199.75
Advance for Land, Development Rights and Flats	2,389.44	2,389.44
Others (includes deferred brokerage etc.)	10,895.18	6,057.04
	24,713.96	12,215.85

(a) Advance to Suppliers and Contractors are secured against bank guarantees.

(Currency in INR Lakhs)

14 Equity Share Capital

Particulars	March 31, 2026	March 31, 2025
a) Authorised :		
10,000 Equity shares of Rs.10 each Equity Shares	1.00	1.00
	1.00	1.00
b) Issued, Subscribed and Paid-up:		
1,000 Equity shares of Rs.10 each Equity Shares	0.10	0.10
	0.10	0.10

c) Reconciliation of number of shares outstanding at the beginning and end of the year :

Equity Shares :	March 31, 2026		March 31, 2025	
	No. of Shares	INR	No. of Shares	INR
Equity Shares :				
Outstanding at the beginning of the year	1,000.00	0.10	-	-
Issued during the year	-	-	1,000.00	0.10
Outstanding at the end of the year	1,000.00	0.10	1,000.00	0.10

d) Shareholding Information of Holding company / Ultimate holding compnay

Equity Shares are held by:	March 31, 2026		March 31, 2025	
	No. of Shares	INR	No. of Shares	INR
Equity Shares are held by:				
GODREJ PROJECTS DEVELOPMENT LIMITED	190.00	0.02	190.00	0.02
GODREJ PROPERTIES LIMITED	800.00	0.08	800.00	0.08

e) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 10/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

f) Shareholders holding more than 5% shares in the Company:

Particulars	March 31, 2026		March 31, 2025	
	No. of Shares	%	No. of Shares	%
Equity Shares				
GODREJ PROJECTS DEVELOPMENT LIMITED	190.00	19.00%	190.00	19.00%
GODREJ PROPERTIES LIMITED	800.00	80.00%	800.00	80.00%

g) Promoters Shareholding

Equity Promoters

	Shares held by Promoters at the end of the March 31, 2026			% change during the year
Sr. No.	Promoter Name	No. of Shares	% of total Shares	
1	GODREJ PROJECTS DEVELOPMENT LIMITED	190.00	19.00%	0.00%
2	GODREJ PROPERTIES LIMITED	800.00	80.00%	0.00%

	Shares held by Promoters at the end of the March 31, 2025			% change during the year
Sr. No.	Promoter Name	No. of Shares	% of total Shares	
1	GODREJ PROJECTS DEVELOPMENT LIMITED	190.00	19.00%	0.00%
2	GODREJ PROPERTIES LIMITED	800.00	80.00%	0.00%

15 Provisions (Non-Current)

Particulars	March 31, 2026	March 31, 2025
Provision for Employee Benefits		
Gratuity	145.58	51.34
	145.58	51.34

16 Borrowings (Current)

Particulars	March 31, 2026	March 31, 2025
Secured Loans		
From Banks		
Term Loan (Refer Note (a) below)	13,378.95	17,929.97
Unsecured Loans		
From Others		
Borrowings - Current - Other Loans - RP (Refer note (b) below)	72,276.57	71,938.96
	85,655.52	89,868.93

(a) Secured Term Loan and working capital demand loan of INR 30,000 Lakhs (Previous year INR NIL) is secured by hypothecation of Immovable property of the Private Limited at Maan-Hinje and scheduled receivable of the project both present and future. The same is provided as collateral security at interest rate which is sum of I-MCLR-3M+ "Spread" per annum,subject to minimum of I-MCLR-3M, present effective rate is 8.00%- 10.00% per annum (Previous year 9.00%- 10.00%), repayment is commencing from July 15, 2026. as per standing instructions entered into with Bank, following % of the collection received in EA 3 account is adjusted against the outstanding Term Loan.
(i) For first 12 month from the date of first disbursement -0%
(ii) From 13th Month till 24th Month -5%.
(iii) From 25th Month till 36th Month- 10%
(iv) From 37th Month till maturity -15%

(b) Unsecured loan taken from related party bearing interest at the rate of 12% p.a on INR 72,276.56 Lakhs (Previous year INR 71,938.96 Lakhs) is repayable from surplus cash flows as per terms of Admission Deed.

17 Trade Payables

Particulars	March 31, 2026	March 31, 2025
Total Outstanding Dues of Micro Enterprises and Small Enterprises	2,189.52	1,011.31
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	7,742.81	7,733.65
	9,932.33	8,744.96

(a) Trade Payables ageing schedule as at March 31, 2026

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	2,189.52	-	-	-	-	2,189.52
(ii) Others	6,935.21	802.05	5.47	-	0.08	7,742.81
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	9,124.73	802.05	5.47	-	0.08	9,932.33

Trade Payables ageing schedule as at March 31, 2025

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	1,011.31	-	-	-	-	1,011.31
(ii) Others	6,442.28	1,196.71	94.57	0.09	-	7,733.65
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	7,453.59	1,196.71	94.57	0.09	-	8,744.96

18 Other Current Financial Liabilities

Particulars	March 31, 2026	March 31, 2025
Deposits - Others	160.00	-
Employee Benefits Payable	623.98	370.08
Other Liabilities (includes Payable to starworth (See Note below))	727.36	773.50
	1,511.34	1,143.58

Note:-The Company has awarded a contract for shell and core work for the Woodsville project with a work order of INR 7,806.54 lakhs to a particular vendor on 1st March, 2023 for the period of 17 months. The vendor has not performed as per as per the terms of the agreement and hence the Company has encashed the bank guarantee of INR 1276.83 Lakhs given by the vendor and terminated the agreement with the vendor. The vendor has brought the injunction order on 6th of June 2024 in Bengaluru court which has been rejected as non effective by the same court on 7th of June 2024. The suit itself was ultimately dismissed for want of jurisdiction. The matter is currently listed for framing of issues and for issuance of the procedural order governing the recording of evidence. The next date of hearing is awaited.

19 Other Current Non Financial Liabilities

Particulars	March 31, 2026	March 31, 2025
Statutory Dues	946.77	890.56
Advances Received Against Sale of Flats/ Units	1,74,984.33	95,198.92
Other (includes advance from customer for maintenance, etc.)	831.03	-
	1,76,762.13	96,089.48

20 Provisions (Current)

Particulars	March 31, 2026	March 31, 2025
Provision for Employee Benefits		
Gratuity	15.33	7.34
Compensated Absences	44.67	17.02
	60.00	24.36

21 Revenue from Operations

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Sale of Real Estate Developments (Refer Note 35)	5,207.74	11,617.69
Other Operating Revenues		
Other Income from Customers (Forfeiture, Interest Received from customers)	25.54	14.98
	5,233.28	11,632.67

22 Other Income

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Interest Income	65.96	62.80
Profit on Sale of Property, Plant and Equipment (net)	13.16	-
Income from Investment measured at FVTPL	-	2.17
Profit on Sale of Investments (net)	32.22	59.63
Miscellaneous Income	80.31	-
	191.65	124.60

23 Cost of Materials Consumed

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Construction, Material and Labour	37,625.56	20,169.57
Architect Fees	9.78	16.52
Finance Costs	19,137.82	17,483.67
Other Costs (including depreciation expense)	13,732.29	13,845.96
	70,505.45	51,515.72

24 Changes in Inventories of Finished Goods and Construction Work-in-Progress

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Inventories at the beginning of the year		
Construction Work-in-Progress	1,66,416.49	1,23,257.34
	1,66,416.49	1,23,257.34
Inventories at the end of the year		
Construction Work-in-Progress	2,33,362.28	1,66,416.49
	2,33,362.28	1,66,416.49
Less : Transferred to Capital Work-in-Progress	-	-
	(66,945.79)	(43,159.15)

25 Employee Benefits Expense

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Salaries, Bonus and Allowances	1,429.85	651.25
Contribution to Provident and Other Funds	60.26	23.76
Staff Welfare Expenses	103.92	47.78
	1,594.03	722.79

26 Finance Costs

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Interest Expense	19,491.91	18,027.82
Interest on Income Tax	0.09	50.22
Total Interest Expense	19,492.00	18,078.04
Other Borrowing costs	42.78	52.01
Total Finance Costs	19,534.78	18,130.05
Less : Transferred to Construction Work-in-Progress	(19,137.82)	(17,483.67)
Net Finance Costs	396.96	646.38

27 Depreciation and Amortisation Expense

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Depreciation and amortisation on Property, Plant and Equipment	561.47	577.96
Depreciation on Right-of-Use Assets	97.09	94.67
Amortisation of Intangible Assets	1.18	0.79
Total Depreciation and Amortisation Expense	659.74	673.42
Less : Transferred to Construction Work-in-Progress	(447.21)	(530.18)
	212.53	143.24

28 Other Expenses

Particulars	March 31, 2026	For the period from July 03,2024 to March 31, 2025
Advertisement and Marketing Expense	3,896.26	1,669.78
Consultancy Charges	1,345.85	1,081.71
Office Expenses	254.21	108.57
Business Support Services	-	1,218.23
Payment to Auditors* (Refer Note 39)	7.01	6.73
Travelling Expenses	89.01	110.24
Legal Fees	1.05	7.73
Rates and Taxes	-	25.63
Insurance	-	8.29
Brokerage	295.30	373.71
Other Expenses	715.90	500.86
	6,604.59	5,111.47

29 EARNINGS PER SHARE

a) Basic Earnings Per Share

The calculation of basic earnings per share is based on the profit / (loss) attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	Particulars	March 31, 2026	March 31, 2025
(i)	**Profit / (Loss) attributable to ordinary shareholders (basic)**		
	Profit / (Loss) for the year, attributable to ordinary shareholders of the Company	(5,224.90)	(2,483.17)
		(5,224.90)	(2,483.17)
(ii)	**Weighted average number of ordinary shares (basic)**		
	Weighted average number of equity shares at the beginning of the year	1,000.00	-
	Add: Weighted average number of equity shares issued during the year	-	1,000.00
	Weighted average number of equity shares outstanding at the end of the year	1,000.00	1,000.00
	Basic Earnings Per Share (INR) (Face value INR 10 each)	(5,22,490.00)	(2,48,317.00)

b) Diluted Earnings Per Share

The calculation of diluted earnings per share is based on the profit / (loss) attributable to ordinary shareholders and weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares.

	Particulars	March 31, 2026	March 31, 2025
(i)	**Profit / (Loss) attributable to ordinary shareholders (diluted)**		
	Profit / (Loss) for the year, attributable to ordinary shareholders of the Company	(5,224.90)	(2,483.17)
		(5,224.90)	(2,483.17)
(ii)	**Weighted average number of ordinary shares (diluted)**		
	Weighted average number of equity shares outstanding (basic)	1,000.00	1,000.00
	Add: Weighted average effect of potential equity shares under ESGS plan	-	-
		1,000.00	1,000.00
	Diluted Earnings Per Share (INR) (Face value INR 10 each) (Previous year: INR 10 each)	(5,22,490.00)	(2,48,317.00)

30 EMPLOYEE BENEFITS

a) Defined Contribution Plans:

Contribution to Defined Contribution Plans recognised as an expense for the year are as under:

Particulars	March 31, 2026	March 31, 2025
Employer's Contribution to Provident Fund (Gross before Allocation)	83.77	44.50

b) Defined Benefit Plans:

Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

(i) Changes in present value of defined benefit obligation

Particulars	March 31, 2026	March 31, 2025
Present value of obligation as at beginning of the year	58.68	29.69
Interest Cost	5.53	2.14
Current Service Cost	23.39	5.90
Past Service Cost	55.95	-
Benefits Paid	(9.21)	(4.36)
Effect of Liability Transfer in	5.83	70.07
Effect of Liability Transfer out	(10.59)	(60.95)
Actuarial (gains)/ losses on obligations - due to change in demographic assumptions	20.40	3.42
Actuarial (gains)/ losses on obligations - due to change in financial assumptions	(18.56)	2.81
Actuarial (gains) /losses on obligations - due to change in experience	29.50	9.96
Present value of obligation as at the end of the year	160.92	58.68

(ii) Amount recognised in the Standalone Balance Sheet

Particulars	March 31, 2026	March 31, 2025
Present value of obligation as at end of the year	160.92	58.68
Net obligation as at end of the year	160.92	58.68

(iii) Net gratuity cost for the year

Particulars	March 31, 2026	March 31, 2025
Recognised in the Standalone Statement of Profit and Loss		
Current Service Cost	23.39	5.90
Past Service Cost	55.95	-
Interest Cost	5.53	2.14
Total	84.87	8.04
Recognised in Other Comprehensive Income (OCI)		
Remeasurement due to:		
Actuarial (gains)/losses on obligations - due to change in demographic assumptions	20.40	3.42
Actuarial (gains)/losses on obligations - due to change in financial assumptions	(18.56)	2.81
Actuarial (gains)/losses on obligations - due to change in experience	29.50	9.96
Total	31.34	16.19
Less: Transferred to Construction Work-In-Progress	18.18	10.41
Net Gratuity cost in Total Comprehensive Income (TCI)	98.03	13.82

The cumulative amount of actuarial (gains) / losses on obligations recognised in other comprehensive income as at March 31, 2026 is INR 31.34 Lakhs (Previous Year: INR 16.19 lakhs).

(iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

Particulars	March 31, 2026	March 31, 2025
Discount Rate	6.77%	6.54%
Salary escalation rate	13.00%	14.50%
Attrition Rate	21.00%	25.00%
Mortality	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality (2012-14) Urban

(v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2026 is shown below:

Particulars	March 31, 2026		March 31, 2025	
	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	(8.05)	8.91	(2.52)	2.76
Salary escalation rate (1% movement)	8.32	(7.70)	2.54	(2.37)
Attrition Rate (1% movement)	(4.04)	4.36	(1.42)	1.53

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

30 EMPLOYEE BENEFITS (continuing)

(vi) The expected future cash flows in respect of gratuity as at March 31, 2026 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2026	March 31, 2025
1st Following Year	15.33	7.34
2nd Following Year	18.13	7.23
3rd Following Year	20.35	7.95
4th Following Year	19.81	8.62
5th Following Year	20.81	7.77
Sum of Years 6 to 10	74.46	25.01
Sum of Yeas 11 and above	77.60	-

Compensated absences

Compensated absences for employee benefits of INR 13.31 lakhs (Previous Year: INR 3.11 lakhs) expected to be paid in exchange for the services recognised as an expense during the year.

31 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2026	Carrying amount			Fair value			
	Fair value through profit or loss	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Non-Current							
Other Non-Current Financial Assets	-	338.59	338.59	-	-	-	-
Current							
Investments	-	-	-	-	-	-	-
Trade receivables	-	351.72	351.72	-	-	-	-
Cash and cash equivalents	-	3,552.50	3,552.50	-	-	-	-
Bank balances other than above	-	1,005.01	1,005.01	-	-	-	-
Other Current Financial Assets	-	261.21	261.21	-	-	-	-
	-	5,509.03	5,509.03	-	-	-	-
Financial Liabilities							
Current							
Borrowings	-	85,655.52	85,655.52	-	-	-	-
Trade Payables	-	9,932.33	9,932.33	-	-	-	-
Other Current Financial Liabilities	-	1,511.34	1,511.34	-	-	-	-
	-	97,099.19	97,099.19	-	-	-	-

31 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (Continuing)

March 31, 2025	Carrying amount			Fair value			
	Fair value through profit or loss	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Non-Current							
Other Non-Current Financial Assets	-	371.09	371.09	-	-	-	-
Current							
Investments	1,107.75	-	1,107.75	1,107.75	-	-	1,107.75
Trade receivables	-	918.15	918.15	-	-	-	-
Cash and cash equivalents	-	12,029.47	12,029.47	-	-	-	-
Other Current Financial Assets	-	41.27	41.27	-	-	-	-
	1,107.75	13,359.98	14,467.73	1,107.75	-	-	1,107.75
Financial Liabilities							
Current							
Borrowings	-	89,868.93	89,868.93	-	-	-	-
Trade Payables	-	8,744.96	8,744.96	-	-	-	-
Other Current Financial Liabilities	-	1,143.58	1,143.58	-	-	-	-
	-	99,757.47	99,757.47	-	-	-	-

b) Measurement of Fair Value

(i) The fair values of investments in mutual fund units is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.

(ii) The Company uses the Discounted Cash Flow valuation technique (in relation to financial assets measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined for financial asset measured at fair value through profit and loss are classified as Level 2.

c) Risk Management Framework

The Company's Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

d) Financial risk management

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

(i) Credit Risk
(ii) Liquidity Risk
(iii) Market Risk.

(i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

31 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (Continuing)

Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the Company makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.

There is no impairement in respect of Trade Receivable during the year

Investment in Mutual funds

Investment in Mutual Funds are generally made in debts based funds with approved credit ratings as per the investment policy of the company

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company has access to funds from capital and debt markets through loan from banks, commercial papers and other debt & equity instruments. The Company invests its surplus funds in bank fixed deposits and debt based mutual funds.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2026	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	85,655.52	86,287.90	84,200.70	2,087.20	-	-
Trade Payables	9,932.33	9,932.34	8,963.72	408.46	560.16	-
Other Current Financial Liabilities	1,511.34	1,511.34	1,511.34	-	-	-

March 31, 2025	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	89,868.93	92,337.89	76,648.82	10,415.63	5,273.44	-
Trade Payables	8,744.96	8,867.39	8,208.66	339.14	319.59	-
Other Current Financial Liabilities	1,143.58	1,143.58	1,143.58	-	-	-

31 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (Continuing)

(iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

a) Currency Risk

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

b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive cost of funding.

Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2026	March 31, 2025
Financial liabilities		
Variable rate instruments	13,378.95	17,929.97
Fixed rate instruments	72,276.57	71,938.96
	85,655.52	89,868.93
Financial assets		
Variable rate instruments	-	-
Fixed rate instruments	150.00	182.50
	150.00	182.50

Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

32 CAPITAL MANAGEMENT

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of Directors seek to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages by a sound capital position.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Company's net debt to equity ratio is as follows:

Particulars	March 31, 2026	March 31, 2025
Net debt	80,948.01	76,549.21
Total equity	(5,614.28)	(379.53)
Net debt to Equity ratio	-	-

33 LEASES

a) As a Lessee

The Company's significant leasing arrangements are in respect of operating leases for Commercial / Residential premises. Lease expenditure for operating leases is recognised on a straight-line basis over the period of lease. These leasing arrangements are non-cancellable / cancellable and are renewable on a periodic basis by mutual consent on mutually accepted terms.

Particulars	March 31, 2026
Right-of-Use Assets	
Cost	
Balance as at April 01, 2024	541.19
Balance as at March 31, 2025	541.19
Balance as at March 31, 2026	541.19
Accumulated Depreciation	
Balance as at April 01, 2024	96.16
Add: Depreciation charge for the year	94.67
Balance as at March 31, 2025	190.83
Add: Depreciation charge for the year	97.09
Balance as at March 31, 2026	287.92
Carrying amount	
Balance as at March 31, 2025	350.36
Balance as at March 31, 2026	253.27
Lease Liabilities	
Balance as at April 01, 2024	459.91
Add: Interest Expense on lease Liabilities	52.01
Less: Total cashoutflow for leases payments	(53.35)
Less: Total cashoutflow for interest liability	(68.07)
Balance as at March 31, 2025	390.50
Add: Interest Expense on lease Liabilities	42.78
Less: Total cashoutflow for leases payments	(84.71)
Less: Total cashoutflow for interest liability	(42.78)
Balance as at March 31, 2026	305.79

The future minimum lease payments of non-cancellable operating leases are as under:

Particulars	March 31, 2026	March 31, 2025
Future minimum lease payments under operating leases		
Not later than 1 year	102.29	84.71
Later than 1 year and not later than 5 years	203.50	305.79
Weighted average effective interest rate (%)	12%	12%

34 RELATED PARTY TRANSACTIONS

Related party disclosures as required by IND AS - 24, Related Party Disclosures for the year ended March 31, 2026 are given below:

1. Relationships:

i) Holding Company:

1 Godrej Properties Limited (GPL), holds 80% share in the company (Previous year: 80%). GPL is the Subsidiary of Godrej Industries Limited (GIL).

2 Godrej Project Development Limited (GPDL) , holds 19% Share in the company (Previous year 19%).

ii) Other Related Parties in Godrej Group :

1 Godrej Consumer Products Limited

2 Godrej & Boyce Manufacturing Company Limited

3 Godrej Industries Limited

4 Dreamworld Landmarks LLP

5 Mahalunge Township Developers LLP

6 Godrej Skyline Developers Private Limited.

7 Manjari Housing Project LLP

8 GODREJ LIVING PRIVATE LIMITED

9 Godrej Highrises Pro Pvt Ltd

10 Mahalunge Township Developers Private Limited

iii) Key Management Personnel and their Relatives :

1 Mr. Abhishek Sahaya

2 Subhasish Pattanaik

3 Mr. Tribhuvan Abhishikth Vaddi

4 Mr. Aspy Cooper

5 Ms. Shilpa Bhatia

34 RELATED PARTY TRANSACTIONS (Continued)

2 'The following transactions were carried out with the related parties in the ordinary course of business.

Nature of Transaction	Godrej Properties Limited	Godrej Project Development Limited	Other Related Parties	Total
Transactions during the year				
Purchase of Property, Plant and Equipment				
Current Year	-	-	570.50	570.50
Previous Year	-	-	1.30	1.30
Expense charged by other Companies / Entities				
Current Year	1,270.53	111.98	766.86	2,149.37
Previous Year	1,975.17	-	642.00	2,617.17
Amount paid on transfer of Employee Out				
Current Year	-	-	-	-
Previous Year	0.15	0.26	4.78	5.19
Expense charged to other Companies / Entities				
Current Year	85.61	588.53	369.26	1,043.40
Previous Year	-	43.73	8.30	52.03
Amount received on transfer of Employee in				
Current Year	-	-	-	-
Previous Year	-	-	21.99	21.99
Loans and Advances taken				-
Current Year	1,980.00	-	-	1,980.00
Previous Year	-	-	-	-
Loans and Advances repaid				
Current Year	7,121.06	-	-	7,121.06
Previous Year	3,898.04	300.00	-	4,198.04
Interest Expenses				
Current Year	4,187.45	2,386.53	-	6,573.98
Previous Year	3,540.52	1,811.56	-	5,352.08
Development Management Fee Expense				
Current Year	875.34	-	-	875.34
Previous Year	2,330.40	-	-	2,330.40
Balance Outstanding as at March 31, 2026	**Godrej Properties Limited**	**Godrej Project Development Limited**	**Other Related Parties**	**Total**
Balance Outstanding				
Amount Receivable				
As at March 31, 2026	-	-	104.34	104.34
As at March 31, 2025	0.50	-	-	0.50
Amount Payable				-
As at March 31, 2026	631.40	-	-	631.40
As at March 31, 2025	961.99	-	-	961.99
Interest Payable				-
As at March 31, 2026	14,608.48	4,546.65	-	19,155.13
As at March 31, 2025	3,189.20	1,631.73	-	4,820.93
Borrowings Payable				-
As at March 31, 2026	33,233.66	19,887.78	-	53,121.44
As at March 31, 2025	38,374.72	19,887.78	-	58,262.50

(Currency in INR Lakhs)

35 REVENUE FROM CONTRACTS WITH CUSTOMERS

(a) Significant changes in contract asset and contract liabilities balances are as follows:

Particulars	March 31, 2026	March 31, 2025
Contract asset		
At the beginning of the reporting period	1,088.97	7,787.26
Change due to revenue recorded based on measure of progress during the year	(465.28)	(6,698.29)
At the end of the reporting period	623.69	1,088.97
Contract liability		
At the beginning of the reporting period	95,198.92	41,159.89
Significant financing component (Net of transfer to Statement of Profit and Loss)	11,590.27	8,111.73
Change due to collection and revenue recorded based on measure of progress during the year	68,195.14	45,927.30
At the end of the reporting period	1,74,984.33	95,198.92

(C) Performance obligation

The Company is engaged primarily in the business of real estate construction, development and other related activities.

All the Contracts entered with the customers consists of a single performance obligation thereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Company has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2026 is INR 3,52,788.85 lakhs (Previous Year: INR 2,15,210.63 lakhs), of which INR 1,41,500 lakhs (Previous Year: INR 82,038.58 lakhs), which will be recognised as revenue over a period of 1-2 years and INR 2,11,288.85 lakhs (Previous Year: INR 1,33,172.04 lakhs) which will be recognised over a period of 2-4 years.

The Company applies practical expedient in paragraph C5(d) of Ind AS 115 and does not disclose information about the amount of the transaction price allocated to the remaining performance obligation and an explanation of when the entity expects to recognise that amount as revenue for all reporting periods presented before the date of initial application

(d) Reconciliation of revenue recognised in the Standalone Statement of Profit and Loss

The following table discloses the reconciliation of amount of revenue recognised as at March 31, 2026:

Particulars	March 31, 2026	March 31, 2025
Contract price of the revenue recognised	5,207.74	11,617.69
Revenue from Sale of Real Estate Developments/Land and Sale of Services recognised in the Standalone Statement of Profit and Loss	5,207.74	11,617.69

36 TRANSACTION WITH STRUCK OFF COMPANY

Name of the Struck Off Company	Nature of transactions with struck off company	Balance outstanding as at March 31, 2026	Relationship with the struck off company	Balance outstanding as at March 31, 2025	Relationship with the struck off company
NA	NA	-	NA	-	NA

(Currency in INR Lakhs)

37 RATIO ANALYSIS

Sr. No.	Ratio	March 31, 2026	March 31, 2025	Change %	Reason for more than 25% change
1	Current Ratio	0.96	0.98	-2.29%	No Major Movement
2	Debt-Equity Ratio (Gross)	(15.26)	(236.79)	-93.56%	The decrease was primarily due to a reduction in short-term borrowings amounting to INR 4,213.41 lakhs, along with an increase in the loss for the year by INR 5,206.79 lakhs
3	Debt-Equity Ratio (Net)	(14.42)	(201.70)	-92.85%	The decrease was mainly due to a reduction in short-term borrowings of INR 4,213.41 lakhs and cash and cash equivalents of INR 8,844.99 lakhs, along with an increase in the loss for the year of INR 5,206.79 lakhs
4	Debt Service Coverage Ratio	(0.33)	(0.16)	104.97%	The increase was mainly due to higher adjusted EBITDA from the launch of new projects and D-cap expenses incurred.
5	Return on Equity Ratio	1.74	(0.36)	-583.92%	The sharp decline in the Return on Equity was mainly due to a significant loss during the year amounting to INR 5,206.79 lakhs.
6	Inventory Turnover Ratio	0.02	0.07	-74.23%	The inventory turnover ratio declined mainly due to a significant increase in average inventory levels during the year. At the same time, cost of materials consumed (COGS) reduced sharply compared to the previous year. This combination of lower consumption and higher inventory holding resulted in slower inventory movement
7	Trade Receivables Turnover Ratio	8.24	21.84	-62.26%	The trade receivable turnover ratio declined mainly due to a significant drop in revenue from operations during the year. Additionally, higher average trade receivables compared to revenue resulted in slower collection efficiency.
8	Trade Payables Turnover Ratio	0.38	1.62	-76.44%	The trade payables turnover ratio declined mainly due to a sharp reduction in cost of goods sold during the year by Rs.4796.91.
9	Net Capital Turnover Ratio	(0.74)	2.63	-128.19%	The net capital turnover ratio changed mainly due to a significant decline in revenue from operations during the year. Additionally, higher negative working capital arising from increased current liabilities over current assets impacted the ratio.
10	Net Profit Ratio	-96.31%	-20.41%	371.79%	PAT deteriorated mainly due to a sharp decline in total income during the year compared to the previous period. Despite reduced income, fixed and operating D cap cost remained relatively high, leading to an increased net loss.
11	Return on Capital Employed	-7.68%	-3.01%	154.91%	Return on Capital Employed declined, mainly due to a higher EBIT loss of ₹6,335.51 lakh compared to ₹2,433.56 lakh in the previous year. This was further impacted by an increase in average capital employed to ₹82,893.93 lakh from ₹44,239.86 lakh, resulting in lower overall return.
12	Return on Investment	2.59%	3.29%	-21.36%	No Major Movement

37 RATIO ANALYSIS (Continued)

(a) Formulae for computation of ratios are as follows: (Continued)

Sr. No.	Particulars	Formula
1	Current Ratio	Current Assets / Current Liabilities
2	Debt-Equity Ratio (Gross)	Total Debt {Current Borrowings + Non-Current Borrowings} / Shareholder's Equity {Total Equity}
3	Debt-Equity Ratio (Net)	Total Debt {Current Borrowings + Non-Current Borrowings} - Cash and Cash Equivalents - Bank Balances other than above - Deposit With Banks (Other Non-Current Non Financial Assets) - Investments {Current} / Shareholder's Equity {Total Equity}
4	Debt Service Coverage Ratio	Earnings available for debt service {Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense} / Finance Cost (exdudes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year
5	Return on Equity Ratio	Profit/(loss) for the year / Average Shareholder's Equity {Total Equity}
6	Inventory Turnover Ratio	COGS (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress) / Average Inventories
7	Trade Receivables Turnover Ratio	Revenue from Operations / Average Trade Receivables

8	Trade Payables Turnover Ratio	COGS (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress)	Average Trade Payables
9	Net Capital Turnover Ratio	Revenue from Operations	Average Working Capital {Current Assets - Current Liabilities}
10	Net profit ratio	Profit/(loss) for the year	Total Income
11	Return on Capital Employed	Earnings before Interest and Tax {Profit / (Loss) before tax + Finance cost + Finance cost included in Cost of Sales+Depreciation}	Average Capital Employed {Tangible Net Worth + Total Debt + Deferred Tax Liability (net of Deferred Tax Assets)}
12	Return on Investment	Income generated from treasury invested funds	Average invested funds in treasury investments

38 CONTINGENT LIABILITIES AND COMMITMENTS

(a) Contingent Liabilities

Matters	March 31, 2026	March 31, 2025
I) Claims against Company not Acknowledged as debts:		
i) Consumer dispute pending at RERA court Pune	14.21	14.21
II) Guarantees:	Nil	Nil

(c) Commitments

(i) Particulars	March 31, 2026	March 31, 2025
Capital Commitment (includes Capital work-in-progress) (Net of advance)	1,595.92	0.32

39 Payment to Auditors (net of taxes)

Particulars	March 31, 2026	March 31, 2025
Audit Fees	1.27	3.22
Certification and other services	4.54	3.27
Reimbursement of Expenses	-	-
Total	5.81	6.49

The Payment to auditors is net of taxes of Rs. of 1.04 (Previous year Rs. 1.17 Lakhs)

40 FOREIGN EXCHANGE DIFFERENCE

The amount of exchange difference included in the Standalone Statement of Profit and Loss, is INR (0.13) lakhs Rupees (Net Loss) (Previous Year: INR (0.22) lakhs (Net Loss)).

41 SEGMENT REPORTING

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segment namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators viz. Profit after tax.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets other than financial instruments, deferred tax assets, post-employment benefit assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

None of the customers for the period ended March 31, 2026 (Previous Year March 31, 2025 INR NIL) constituted 10% or more of the total revenue of the company.

42 ADDITIONAL DISCLOSURE TO MICRO, SMALL AND MEDIUM ENTERPRISES :

Particulars	March 31, 2026	March 31, 2025
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	2189.52	1011.31
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	Nill	Nill
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nill	Nill
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	Nill	Nill
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nill	Nill
(f) The amount of further interest due and payable even in the succeeding year, 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.	Nill	Nill

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

43 The Government of India has implemented four new Labour Codes , including the Code on Wages, 2019, with effect from November 21, 2025. The Company has assessed and accounted for the incremental impact of these changes as per the guidance provided by the Institute of Chartered Accountants of India, which has resulted in the recognition of incremental employee benefit liability of INR 55.95 lakhs and employee benefit expense of INR 30.12 lakhs (net of capitalization amounting to INR 25.83 lakhs) for the year ended 31 March 2026. Considering the materiality, regulatory-driven and an enactment of the new legislation, which is an event of non-recurring nature, the Company has presented such incremental impact as "Exceptional items" in the Statement of Profit and Loss for the year ended 31 March 2026. The Company does not expect any further material one time impact arising from the implementation of the Labour Codes. Ongoing employee benefit costs will be recognised in the normal course of business in future periods

44 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

45 Conversion from limited liability partnership to a private limited company, accordingly the figures for the year ended March 31, 2026 are not strictly comparable with the figures for the year ended March 31, 2025.

46 OTHER STATUTORY INFORMATION:.

i) The Company do not have any charges or satisfaction, which is yet to be registered with Registrar of Companies beyond the statutory period,
ii) The Company is in compliance with the number of layers prescribed under clause (87) of section 2 of the Companies Act read with the Companies (Restriction on number of Layers) Rules, 2017.
iii) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) 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
vi)The Company have not received any fund from any person(s) or entity(ies), 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
vii) The Company have not any such transaction which is 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

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

Nikhil Nandkumar Ganu
Digitally signed by Nikhil Nandkumar Ganu
Date: 2026.05.04 17:10:51 +05'30'

NIKHIL GANU
Partner
Membership No: 129402
Mumbai
May 04, 2026

For and on behalf of the Board of Directors of
Maan-Hinje Township Developers Private Limited
CIN:U41001MH2024PTC428272

Subhasish Pattanaik
Digitally signed by Subhasish Pattanaik
Date: 2026.05.04 15:17:52 +05'30'

SUBHASISH PATTANAIK
Director
DIN: 08430150
Mumbai
May 04, 2026

ABHISHEK SAHAYA
Digitally signed by ABHISHEK SAHAYA
Date: 2026.05.04 15:33:58 +05'30'

ABHISHEK SAHAYA
Director
DIN: 09844376
Mumbai
May 04, 2026