

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Estate Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Indiabulls Estate Limited ("the Company"), which comprise the balance sheet as at 31 March 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

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 including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2025, its profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ('SA's') specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the other information. Other information does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.



Management's Responsibility for the Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's



report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

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 h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, 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 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 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) of the Act and paragraph h(vi) 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'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.



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

i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2025— Refer Note 50 to the financial statements.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2025.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2025.

iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) 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 (a) and (b) above, contain any material misstatement.

v. The Company has not declared and paid dividend during the year.

vi. As stated in Note 55 to the financial statements and based on our examination which included test checks, the Company, in respect of financial year commencing on 1 April 2024, has used an accounting softwares for maintaining its books of account which have feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the softwares except that, the audit trail logs were not enabled for changes made using privileged access rights for direct data changes at the database level. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with other than the consequential impact of the exception given above.

Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention except that the audit trail at the database level for the Company has not been preserved in the accounting software for the period 1 April 2023 to 31 March 2024.



- (i) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company did not pay any remuneration to its Directors during the year.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005975N

Praveen Keshav
Partner

Membership No. 535106

UDIN: 25535106BMKQCI1008



Place: Delhi

Date: 29 May 2025

Annexure A to the Independent Auditor's Report

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2025, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

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

(B) The Company does not have Intangible Assets. Accordingly, clause 3(i)(a)(B) of the Order is not applicable.

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

(c) The According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company does not have any immovable property (other than immovable properties where the company is the lessee and the lease agreements are duly executed in the favour of the lessee). Accordingly, clause 3(i)(c) of the Order is not applicable.

(d) The Company has not revalued any of its Property, Plant and Equipment (including right- of-use assets) and intangible assets during the year.

(e) According to the information, explanation and representation provided to us and based on verification carried out by us, 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 inventories held by the Company comprise stocks of units in completed projects and work in progress of the projects under development. Having regard to the nature of the Inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted, and continuous project progress monitoring by competent persons at reasonable intervals during the year, and no material discrepancies were noticed on such physical verification.

(b) According to the information, explanation and representation provided to us and based on verification carried out by us, the company has not 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. Accordingly, clause 3(ii)(b) of the Order is not applicable.



- (iii) (a) The Company has not made any investment in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to firms, Limited Liability Partnerships (LLPs) or any other entity during the year. The company has granted interest free loans or advances in the nature of unsecured loans, to company and employee during the year as below:

(₹ in Lakhs)

Particulars	Loans (Refer Note 16)
Aggregate amount granted during the year	
-Holding Company	14.00
-Subsidiaries	3.29
Others - Fellow Subsidiaries	27,975.99
Balance outstanding as at balance sheet date	
-Holding Company	-
-Subsidiaries	165.66
Others - Fellow Subsidiaries	27,784.49

(b) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not made any investments in or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to firms, Limited Liability Partnerships and Companies but has provided unsecured loans to Companies. However, the Company has granted unsecured loans to Companies at nil interest rate which is lower than the market rate of interest (refer note 44). In respect of such loans, we have not been provided with adequate explanation of the benefits, if any, accruing to the Company for giving such loans, we are unable to comment as to whether the terms and conditions of grant of such loans, are, prima facie, prejudicial to the interest of the Company.

(c) According to the information, explanation and representation provided to us and based on verification carried out by us, in respect on loans granted, the schedule of repayment of principal has been stipulated wherein the principal amounts are repayable on demand and since the repayment of such loans has not been demanded, in our opinion, repayment of the principal amount is regular.

(d) According to the information, explanation and representation provided to us and based on verification carried out by us, there is no overdue amount in respect of loans granted to company. Accordingly, clause 3(iii)(d) of the Order is not applicable.



(e) According to the information, explanation and representation provided to us and based on verification carried out by us, no loans or advances in the nature of loans granted by the Company which have fallen due during the year, have been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties. Accordingly, clause 3(iii)(e) of the Order is not applicable.

(f) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has granted unsecured loans which are repayable on demand, as per details below:

(₹. in lakhs)

Particulars	All Parties	Promoters	Related Parties
Aggregate of loans			
- Repayable on demand (A)	27,950.15	-	27,950.15
- Agreement does not specify any terms or period of repayment (B)	-	-	-
Total (A+B)	27,950.15	-	27,950.15
Percentage of loans			100%

- (iv) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security provided by it, as applicable.
- (v) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not accepted deposits or deemed deposits to which the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and the rules framed there under, are applicable. Accordingly, reporting under para 3(v) is not applicable.
- (vi) To the best of our knowledge and as explained to us, the Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products / services. Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) Undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no dues of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, which have not been deposited.



- (viii) According to the information and explanations given to us and the records of the Company examined by us, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961), that has not been recorded in the books of account
- (ix) (a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings and interest thereon payable to any banks and other lenders. The Company does not have any borrowings from financial institutions or government.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- (e) According to the information and explanations given to us, and the procedures performed by us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable
- (f) According to the information and explanations given to us, and the procedures performed by us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, 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) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.



- (c) According to the information and explanations given to us, and the procedures performed by us, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us, and the procedures performed by us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.
- (xiv) (a) According to the information and explanations given to us, and the procedures performed by us, the Company has an internal audit system as required under section 138 of the Act which is commensurate with the size and nature of its business.
- (b) The internal audit is performed as per a planned program approved by the Board of Directors of the Company. We have considered the reports of the Internal Auditor for the period under audit, issued to the Company till date.
- (xv) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 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 during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has incurred cash losses of ₹ 9.40 lakhs in the current financial year 2024-25 and incurred cash losses of ₹ NIL during immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, 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 Section 135 of the Companies Act, 2013 with regards to Corporate Social Responsibility are not applicable to the Company. Accordingly, clause 3(xx) of the Order is not applicable.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No.: 005975N

Praveen Keshav
Partner

Membership No. 535106
UDIN: 25535106BMKQCI1008



Place: Delhi

Date: 29 May 2025

Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2025 of even date.

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Indiabulls Estate Limited ('the Company') as of 31 March 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both, issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was 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 control system 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 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 includes 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.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2025, 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 issued by ICAI.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005975N

Praveen Keshav
Partner

Membership No. 535106

UDIN: 25535106BMKQCI1008



Place: Delhi

Date: 29 May 2025

Indiabulls Estate Limited
Balance Sheet as at

	Note	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
I ASSETS			
Non-current assets			
Property, plant and equipment	6	1.40	1.98
Financial assets			
Investments	7	50.00	50.00
Other financial assets	8A	178.13	340.00
Deferred tax assets (net)	9	-	2.87
Non-current tax assets (net)	10	10.96	9.88
Other non-current assets	11A	5.57	8.94
		<u>246.06</u>	<u>413.67</u>
Current assets			
Inventories	12	6,541.10	6,405.84
Financial assets			
Trade receivables	13	110.95	3.90
Cash and cash equivalents	14	4.20	21.08
Other bank balances	15	1,259.75	1,097.91
Loans	16	27,784.49	6,633.32
Other financial assets	8B	4.41	4.41
Other current assets	11B	24.95	25.45
		<u>35,729.85</u>	<u>14,191.91</u>
Total of Assets		<u>35,975.91</u>	<u>14,605.58</u>
II EQUITY AND LIABILITIES			
Equity			
Equity share capital	17A	327.47	327.47
Instruments entirely equity in nature	17B & 17C	5,234.21	5,234.21
Other equity	18	8,427.13	8,402.15
		<u>13,988.81</u>	<u>13,963.83</u>
Liabilities			
Non-current liabilities			
Provision	19A	7.87	5.46
		<u>7.87</u>	<u>5.46</u>
Current liabilities			
Financial liabilities			
Borrowings	20	20,000.00	-
Trade payables			
Total outstanding dues of micro enterprises and small ente	21A	12.92	11.47
Total outstanding dues of creditors other than micro	21B	43.19	47.11
Other financial liabilities	22	28.47	25.10
Other current liabilities	23	1,894.52	552.50
Provision	19B	0.13	0.11
		<u>21,979.23</u>	<u>636.29</u>
Total of Equity & Liabilities		<u>35,975.91</u>	<u>14,605.58</u>
Summary of material accounting policies	5		

The accompanying notes are integral part of the financial statements

This is the balance sheet referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Praveen Keshav

Partner

Membership No: 535106



For and on behalf of the board of directors

Kapil Sharma

Director

[DIN: 09643868]

Vishnu Prabhakar Gaur

Director

[DIN: 09655278]

Place: Delhi

Date: 29 May 2025

Jatin Chopra

Company Secretary

Aman Jain

Chief Financial Officer

Indiabulls Estate Limited
Statement of Profit and Loss for the year ended

	Note	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
Revenue			
Revenue from operations	24	67.26	436.58
Other income	25	100.67	111.85
Total income		167.93	548.43
Expenses			
Cost of revenue	26		
Cost incurred during the year		135.26	(1,302.84)
Decrease/(Increase) in real estate properties		(135.26)	1,669.65
Operating expenses		122.01	112.87
Employee benefits expense	27	30.83	24.84
Finance costs	28	4.68	3.47
Depreciation	6	0.29	0.79
Other expenses	29	19.73	18.73
Total expenses		177.54	527.51
Profit/ (loss) before exceptional items and tax		(9.61)	20.92
Exceptional items (refer note - 51)		28.71	(194.37)
Profit/ (loss) before tax		19.10	(173.45)
Tax expense	30		
Current tax		-	-
Earlier years tax adjustment		(9.30)	6.13
Deferred tax expense/(credit)		2.87	(0.22)
Profit/ (loss) after tax		25.53	(179.36)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Re-measurement loss on defined benefit plans		(0.55)	(0.07)
Income tax effect		-	0.02
Total comprehensive income for the year		24.98	(179.41)
Earnings per equity share	31		
Basic (₹)		0.78	(5.48)
Diluted (₹)		0.11	(5.48)

Summary of material accounting policies

The accompanying notes are integral part of the financial statements

This is the statement of profit or loss referred to in our report of even date

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration Number: 005975N

Praveen Keshav

Partner

Membership No: 535106



For and on behalf of the board of directors

Kapil Sharma

Director

[DIN: 09643868]

Vishnu Prabhakar Gaur

Director

[DIN: 09655278]

Place: Delhi

Date: 29 May 2025

Jatin Chopra

Company Secretary

Aman Jain

Chief Financial Officer

Indiabulls Estate Limited
Statement of Changes in Equity as at 31 March 2025

A Equity share capital*

(₹ in lakhs)

Particulars	Opening balance as at 01 April 2023	Issue of equity share capital during the year	Balance as at 31 March 2024	Issue of equity share capital during the year	Balance as at 31 March 2025
Equity share capital	327.47	-	327.47	-	327.47

B Instruments entirely equity in nature**

(₹ in lakhs)

Particulars	Opening balance as at 01 April 2023	Movement during the year	Balance as at 31 March 2024	Movement during the year	Balance as at 31 March 2025
Optionally convertible preference shares	2,063.40	-	2,063.40	-	2,063.40
Optionally convertible debentures	3,170.81	-	3,170.81	-	3,170.81
Total	5,234.21	-	5,234.21	-	5,234.21

C Other equity^

(₹ in lakhs)

Description	Reserves and surplus		Total
	Securities premium	Retained earnings	
Balance as at 1 April 2023	15,129.41	(6,547.85)	8,581.56
Loss for the year	-	(179.36)	(179.36)
Other comprehensive income	-	-	-
Re-measurement loss on defined benefit plans (net of tax)	-	(0.05)	(0.05)
Balance as at 31 March 2024	15,129.41	(6,727.26)	8,402.15
Profit for the year	-	25.53	25.53
Other comprehensive income	-	-	-
Re-measurement loss on defined benefit plans (net of tax)	-	(0.55)	(0.55)
Balance as at 31 March 2025	15,129.41	(6,702.28)	8,427.13

*Refer note 17A for details

**Refer note 17B & 17C for details

^Refer note 18 for details

This is the statement of changes in equity referred to in our report of even date.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

Praveen Keshav
Partner
Membership No: 535106



Kapil Sharma
Director
[DIN: 09643868]

Jatin Chopra
Company Secretary

For and on behalf of the board of directors

Vishnu Prabhakar Gaur
Director
[DIN: 09655278]

Aman Jain
Chief Financial Officer

Place: Delhi
Date: 29 May 2025

Indiabulls Estate Limited
Statement of Cash Flow for the Year ended

	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
A. Cash flow from operating activities:		
Profit / (loss) before income tax for the year	19.10	(173.45)
Adjustments for:		
Depreciation	0.29	0.79
Interest on income tax refund	(0.55)	(1.67)
Interest income on fixed deposits	(99.76)	(93.32)
Balances written back	(0.36)	(16.86)
Loss on sale of property, plant and equipment	0.28	0.63
Provision for gratuity and compensated absences	1.88	0.87
Other borrowing costs	4.66	3.47
Interest expense on debentures	0.02	0.00
Exceptional items (refer Note - 51)	(28.71)	194.37
Operating profit/(loss) before working capital changes and other adjustments	(103.16)	(85.16)
Change in operating assets and liabilities:		
(Increase)/decrease in trade receivables	(107.05)	16.44
(Increase)/decrease in other financial assets	-	5.80
(Increase)/decrease in other assets	3.87	108.02
(Increase)/decrease in inventories	(135.26)	1,669.65
Increase/(decrease) in trade payables	(2.13)	(1,559.66)
Increase/(decrease) in other financial liabilities	3.37	8.68
Increase/(decrease) in other liabilities & provisions	1,342.06	(172.07)
Cash flow generated from/(used in) operating activities	1,001.70	(8.31)
Income tax refund received/(paid), net	8.77	17.19
Net cash flow generated from/(used in) operating activities	1,010.47	8.89
B. Cash flow from investing activities:		
Loans and advances to related party (given)	(27,993.28)	(83.28)
Loans and advances to related party received back	6,870.82	-
Interest received on fixed deposits	99.79	92.71
Net cash flow generated from/(used in) investing activities	(21,022.67)	9.43
C. Cash flow from financing activities (refer Note - 54):		
Proceeds from non-convertible debentures	20,000.00	-
Proceeds from loans and advances from related party	52.83	-
Repayment of loans and advances from related party	(52.83)	-
Interest paid on debentures	(0.02)	(0.00)
Other borrowing costs	(4.66)	(3.47)
Net cash flow generated from/(used in) financing activities	19,995.32	(3.48)
D. (Decrease)/increase in cash and cash equivalents, net(A+B+C)	(16.88)	14.84
E. Cash and cash equivalents at the beginning of the year	21.08	6.24
F. Cash and cash equivalents at the end of the year (D+E)	4.20	21.08

Notes:

G. Reconciliation of cash & cash equivalents as per cash flow Statements

Cash and cash equivalents includes (refer Note - 14):

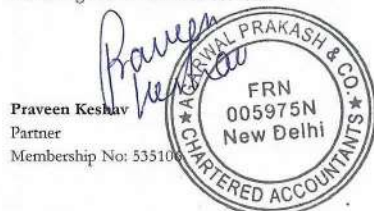
Cash on hand	-	-
Balances with banks - in current accounts	4.20	21.08
Total of cash and cash equivalents	4.20	21.08

The accompanying notes form an integral part of the financial statements.
This is the cash flow statement referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N



Praveen Keshav
Partner
Membership No: 535100

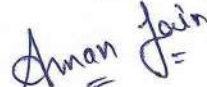
Place: Delhi
Date: 29 May 2025

For and on behalf of board of directors


Kapil Sharma
Director
[DIN: 09643868]


Jatin Chopra
Company Secretary


Vishnu Prabhakar Gaur
Director
[DIN: 09655278]


Aman Jain
Chief Financial Officer

Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

1. Nature of principal activities

Indiabulls Estate Limited ('the Company') having CIN: U45201DL2005PLC139676 was incorporated on August 16, 2005. The Company is engaged in development of real estate properties and all other related activities. The Company is domiciled in India and its registered office is situated at Office no 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi-110001.

2. General information and statement of compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 ('the Act') - read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')), as amended and other relevant provisions of the Act.

The financial statements are presented in Indian Rupees ('INR' or '₹') which is the functional currency of the Company and all values are rounded to the nearest lakhs, except where otherwise indicated.

Entity specific disclosure of material accounting policies where Ind AS permits options is disclosed hereunder.

The Company has assessed the materiality of the accounting policy information which involves exercising judgements and considering both qualitative and quantitative factors by taking into account not only the size and nature of the item or condition but also the characteristics of the transactions, events or conditions that could make the information more likely to impact the decisions of the users of the financial statements.

Entity's conclusion that an accounting policy is immaterial does not affect the disclosures requirements set out in the accounting standards.

Accounting Policies have been consistently applied except where a newly-issued Accounting Standard is initially adopted or a revision to an existing Accounting Standard requires a change in the Accounting Policy hitherto adopted.

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Board of Directors on 29 May 2025. The revisions to the financial statements are permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

3. Recent accounting pronouncements

Ministry of Corporate Affairs ('MCA') notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended 31 March 2025, MCA notified new accounting standard Ind AS 117- Insurance Contracts, which has no impact on the company financial statements. Further the MCA has made certain amendments to Ind AS 116- Leases, in particularly related to sale and lease back transactions, which has an applicability from 1 April 2024, and has no significant impact on financial statements.

On 7 May 2025, MCA notifies the amendments to Ind AS 21 - Effects of Changes in Foreign Exchange Rates. These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after 1 April 2025. The Company is currently assessing the probable impact of these amendments on its financial statements.

4. Basis of accounting

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measure at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

5. Summary of material accounting policies

The financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These were used throughout all periods presented in the financial statements.

5.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

5.2 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below.

Revenue from sale of properties

Revenue from sale of properties is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Others

Interest on delayed receipts, cancellation/forfeiture income and transfer fees from customers are recognized on accrual basis except in cases where ultimate collection is considered doubtful.

5.3 Employee benefits

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Company's contributions towards provident fund are deposited with the regional provident fund commissioner under a defined contribution plan.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Defined benefit plan

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

Other long-term employee benefits

The Company also provides benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss in the year in which such gains or losses arise.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

5.4 Property, plant and equipment (PPE)

Recognition and initial measurement

Property, plant and equipment are measured at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)

Depreciation on property, plant and equipment is provided on the straight-line method, computed on the basis of useful lives (as set out below) prescribed in Schedule II to the Companies Act, 2013.

Asset class	Useful life
Building – temporary structure	3 years
Plant and equipment	12-15 years
Office equipment	5 years
Computers	3 years
Furniture and fixtures	10 years
Vehicles	8 years

The residual values, useful lives and method of depreciation of are reviewed at the end of each financial year.

De-recognition

An item of property, plant and equipment initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in statement of profit and loss when the asset is de-recognised.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

5.5 Financial instruments

Financial assets

Recognition and initial measurement

All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

Debt instruments at amortised cost – A ‘debt instrument’ is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the 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.

De-recognition of financial assets

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

Financial liabilities

Recognition and initial measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement – Amortised cost

Subsequent to initial recognition, financial liabilities are measured at amortised cost using the effective interest method.

Recognition, initial and subsequent measurement – fair value

A financial liability is classified as fair value through profit and loss (‘FVTPL’) if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured at fair value and net gain/losses, including any interest expense are recognised in statement of profit and loss.

De-recognition of financial liabilities

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

Offsetting of financial instruments

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



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

5.6 Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Company factors historical trends and forward looking information to assess expected credit losses associated with its assets and impairment methodology applied depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

5.7 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the recoverable amount of the asset or the cash generating unit is estimated. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognised are accordingly reversed in the statement of profit and loss.

5.8 Inventories

Land other than that transferred to real estate properties under development is valued at lower of cost or net realizable value.

Real estate properties (developed and under development) include cost of land under development, internal and external development costs, construction costs, and development/construction materials, borrowing costs and related overhead costs and is valued at lower of cost or net realizable value.

Construction/ development material is valued at lower of cost and net realisable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition.

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

5.9 Investments

Investment in equity instruments of subsidiaries are measured at cost as per Ind AS-27 'Separate Financial Statements'.

5.10 Provisions, contingent liabilities and contingent assets

Provisions are recognised only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- 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 neither recognised nor disclosed. However, when realization of income is virtually certain, related asset is recognised.

5.11 Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements

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

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Significant estimates

Revenue and inventories – The estimates around total budgeted cost i.e. outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

Useful lives of depreciable assets – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

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Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

6 Property, plant and equipment

	Building - temporary structure	Plant and equipment	Office equipment	Computers	Furniture and fixtures	(₹ in lakhs) Total
Gross carrying value						
At 01 April 2023	5.34	10.64	5.62	3.87	3.07	28.54
Additions	-	-	-	-	-	-
Adjustment for disposals	5.34	8.13	5.43	3.87	1.65	24.42
Balance as at 31 March 2024	-	2.51	0.19	-	1.42	4.12
Additions	-	-	-	-	-	-
Adjustment for disposals	-	0.69	-	-	-	0.69
Balance as at 31 March 2025	-	1.82	0.19	-	1.42	3.43
Accumulated depreciation						
At 01 April 2023	5.34	8.59	5.21	3.87	2.13	25.14
Depreciation charge for the year	-	0.27	0.28	-	0.24	0.79
Adjustments for disposals	5.34	7.58	5.42	3.87	1.58	23.79
Balance as at 31 March 2024	-	1.28	0.07	-	0.79	2.14
Depreciation charge for the year	-	0.13	0.04	-	0.12	0.29
Adjustments for disposals	-	0.40	-	-	-	0.40
Balance as at 31 March 2025	-	1.01	0.11	-	0.91	2.03
Net carrying value as at 31 March 2024	-	1.23	0.12	-	0.63	1.98
Net carrying value as at 31 March 2025	-	0.81	0.08	-	0.51	1.40

(i) Property, plant and equipment pledged as security

Property, plant and equipment have not been pledged as security for borrowings.

(ii) Capitalisation of borrowing cost on property, plant and equipment

No borrowing cost has been capitalised on property, plant and equipment.



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Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Note - 7	31 March 2025		31 March 2024	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
Investments - non-current*				
Investment in equity shares**				
Subsidiaries - unquoted				
Equinox India Commercial Estate Limited (Formerly Indiabulls Commercial Estate Limited)	50,000	5.00	50,000	5.00
Serida Engineering Limited (Formerly Indiabulls Engineering Limited)	50,000	5.00	50,000	5.00
Lavone Infrastructure Projects Ltd (Formerly Indiabulls Infrastructure Projects Limited)	50,000	5.00	50,000	5.00
Equinox India Land Holdings Limited (Formerly Indiabulls Land Holdings Limited)	50,000	5.00	50,000	5.00
Nilgiri Infrastructure Limited	50,000	5.00	50,000	5.00
Nilgiri Land Development Limited	100,000	10.00	100,000	10.00
Nilgiri Land Holdings Limited	50,000	5.00	50,000	5.00
Nilgiri Lands Limited	50,000	5.00	50,000	5.00
Equinox India Commercial Properties Limited (Formerly Indiabulls Commercial Properties Limited)	50,000	5.00	50,000	5.00
		50.00		50.00
Aggregate amount of unquoted investments		50.00		50.00

*All the investment in subsidiary are measured at cost as per Ind AS 27 'Separate Financial Statements'.

**Face value of ₹ 10 each unless otherwise stated.

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Indiabulls Estate Limited
Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
Note - 8		
A Other financial assets - non-current		
Bank deposits with maturity of more than 12 months (Refer Note - 15)*	177.28	340.00
Interest accrued on bank deposits	0.85	-
	178.13	340.00
B Other financial assets - current		
(Unsecured, considered good)		
Security Deposits	4.41	4.41
	4.41	4.41
Note - 9		
Deferred tax assets (net)		
Deferred tax asset arising on account of:		
Employee benefits	-	1.40
Property, plant and equipment - depreciation	-	1.47
	-	2.87

(i) The Company has unabsorbed business losses of ₹ 5,500.40 lakhs (31 March 2024: ₹ 5,582.73 lakhs) on which no deferred tax asset is created as a matter of prudence.

(ii) Caption wise movement in deferred tax assets as follows:

Particulars	31 March 2024	Recognised in statement of profit and loss	Recognised in other comprehensive income	31 March 2025
Deferred tax assets arising on:				
Employee benefits	1.40	(1.40)	-	-
Property, plant and equipment - depreciation	1.47	(1.47)	-	-
Total	2.87	(2.87)	-	-

Particulars	01 April 2023	Recognised in statement of profit and loss	Recognised in other comprehensive income	31 March 2024
Deferred tax assets arising on:				
Employee benefits	1.17	0.22	0.02	1.40
Property, plant and equipment - depreciation	1.47	0.00	-	1.47
Total	2.64	0.22	0.02	2.87

Note - 10
Non-current tax assets (net)

Advance income tax, including tax deducted at source (net of provision)

	10.96	9.88
	10.96	9.88

Note - 11
A Other non-current assets

Prepaid expenses

	5.57	8.94
	5.57	8.94

B Other current assets
(Unsecured, considered good)

Advance to staff
Advance to suppliers or service providers
Prepaid expenses
Balances with statutory authorities

	0.30	0.40
	1.99	8.00
	3.46	3.86
	19.20	13.19
	24.95	25.45

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Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
Note - 12		
Inventories		
A Real estate properties under development (at cost)		
Cost of properties under development	30,030.82	29,895.56
Less: transferred to developed properties	(30,030.82)	(29,895.56)
	-	-
B Real estate properties - developed (at cost)		
Cost of developed properties	30,030.82	29,895.56
Less: cost of revenue recognized till date	(18,061.61)	(18,061.61)
	11,969.21	11,833.95
Less: provision for expected loss	(5,428.11)	(5,428.11)
	6,541.10	6,405.84
Note - 13		
Trade receivables#		
(Unsecured, considered good)		
Trade receivables	110.95	3.90
	110.95	3.90

As at 31 March 2025

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	14.86	96.09	-	-	-	110.95
(ii) Undisputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-

As at 31 March 2024

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	-	0.01	-	1.61	2.28	3.90
(ii) Undisputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-

#The Company does not have any receivables which are either credit impaired or where there is significant increase in credit risk.

Note - 14
Cash and cash equivalents

Cash on hand

Balances with banks - in current accounts

	-	-
	4.20	21.08
	4.20	21.08

Note - 15
Other bank balances

Bank deposits*

With maturity of more than three months and upto twelve months

With maturity of more than twelve months

	1,256.07	1,093.35
	177.28	340.00
	1,433.35	1,433.35
	177.28	340.00
	1,256.07	1,093.35
	3.68	4.56
	1,259.75	1,097.91

Less: Non-current bank balances in fixed deposit accounts

Interest accrued on bank deposits

*Bank deposit with banks (exclusive of interest accrued) are earmarked for guarantees provided by the bank on behalf of the company of ₹ 736.35 lakhs (31 March 2024: ₹ 736.35 lakhs) in favour of The Director, Town and Country Planning, Haryana and ₹ 697.00 lakhs (31 March 2024: ₹ 697.00 lakhs) in favour of Uttar Haryana Bijli Vitran Nigam Limited (UHBVNL), Sonapat, Haryana

Note - 16
Loans - current
Loans - considered good (Unsecured)

Inter-corporate loans to related parties (refer note - 47)

Loans - which have significant increase in credit risk (Unsecured)

Inter-corporate loans to related parties (refer note - 47)

Less: Allowances for impairment of loans (refer note - 51)

	27,784.49	6,633.32
	165.66	194.37
	(165.66)	(194.37)
	27,784.49	6,633.32



Indiabulls Estate Limited
Summary of material accounting policies and other explanatory information for the year ended 31 March 2025
Note - 17

	31 March 2025		31 March 2024	
	Number	(₹ in lakhs) Amount	Number	(₹ in lakhs) Amount
A Equity share capital				
i Authorised				
Equity share capital of face value of ₹ 10 each	4,000,000	400.00	4,000,000	400.00
		<u>400.00</u>		<u>400.00</u>
ii Issued, subscribed and fully paid up				
Equity share capital of face value of ₹ 10 each	3,274,734	327.47	3,274,734	327.47
	<u>3,274,734</u>	<u>327.47</u>	<u>3,274,734</u>	<u>327.47</u>
iii Reconciliation of number of equity shares outstanding at the beginning and at the end of the year				
Equity shares				
Balance at the beginning of the year	3,274,734	327.47	3,274,734	327.47
Add: Issued during the year	-	-	-	-
Less: Redeemed during the year	-	-	-	-
Balance at the end of the year	<u>3,274,734</u>	<u>327.47</u>	<u>3,274,734</u>	<u>327.47</u>

iv Rights, preferences and restrictions attached to equity shares

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.

v Details of shareholder holding more than 5% share capital

Name of the equity shareholder	31 March 2025	31 March 2024
	Number of shares	Number of shares
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) (including nominee shares)	3,274,734	3,274,734

vi The Company does not have any shares issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.
vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2025 is as follows :

Promoter Name	Share Held by Promoters				
	As at 31 March 2025		As at 31 March 2024		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) (including nominee shares)	3,274,734	100	3,274,734	100	-

Disclosure of shareholding of promoters as at 31 March 2024 is as follows :

Promoter Name	Share Held by Promoters				
	As at 31 March 2024		As at 31 March 2023		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) (including nominee shares)	3,274,734	100	3,274,734	100	-

viii Shares reserved for issue under option

The Company has 20,633,954 (31 March 2024: 20,633,954) optionally convertible preference shares outstanding.
The Company has 317,081 (31 March 2024: 317,081) optionally convertible debentures outstanding.

B Optionally convertible preference shares ('OCPS')

	31 March 2025		31 March 2024	
	Number	(₹ in lakhs) Amount	Number	(₹ in lakhs) Amount
i Authorised				
Optionally convertible preference shares of face value of ₹ 10 each	21,000,000	2,100.00	21,000,000	2,100.00
		<u>2,100.00</u>		<u>2,100.00</u>
ii Issued, subscribed and fully paid up				
0.0001% Optionally convertible preference shares of face value of ₹ 10 each fully paid up	20,633,954	2,063.40	20,633,954	2,063.40
		<u>2,063.40</u>		<u>2,063.40</u>
iii Reconciliation of number of optionally convertible preference shares outstanding at the beginning and at the end of the year				
Optionally convertible preference shares				
Balance at the beginning of the year	20,633,954	2,063.40	20,633,954	2,063.40
Transferred to equity on account of modification of terms during the year (refer note iv below)	-	-	-	-
Balance at the end of the year	<u>20,633,954</u>	<u>2,063.40</u>	<u>20,633,954</u>	<u>2,063.40</u>

iv Rights, preferences and restrictions attached to optionally convertible preference shares

0.0001% optionally convertible preference shares (OCPS) of face value of ₹ 10 each fully paid up are held by Holding Company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) and its nominees. These are convertible into equity shares and if not converted, these are redeemable at the option of the holder/issuer on or before the expiry of term.

As per the revised terms, agreed with the preference share holders and approved by the board of director in their meeting dated 10 March 2020, OCPS are convertible or redeemable at the option of issuer, on or before the expiry of the term. OCPS are convertible in the ratio of one equity share for each OCPS. Accordingly, the OCPS have been classified as instruments entirely equity in nature during the current year.

v OCPS are held by the Holding Company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) and its nominees.
vi The Company does not have any shares issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.


Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

vii Disclosure of Optionally convertible preference shares Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2025 is as follows:

Promoter Name	Share Held by Promoters				
	As at 31 March 2025		As at 31 March 2024		
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	% Change during the year
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	20,633,954	100	20,633,954	100	-

Disclosure of shareholding of promoters as at 31 March 2024 is as follows:

Promoter Name	Share Held by Promoters				
	As at 31 March 2024		As at 31 March 2023		
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	% Change during the year
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	20,633,954	100	20,633,954	100	-

C Optionally convertible debentures ('OCD')

	31 March 2025		31 March 2024	
	Number	(₹ in lakhs)	Number	(₹ in lakhs)
i Issued and fully paid up				
0.0001% Optionally convertible debentures of face value of ₹ 1,000 each fully paid up	317,081	3,170.81	317,081	3,170.81
		<u>3,170.81</u>		<u>3,170.81</u>
ii Reconciliation of number of optionally convertible debentures outstanding at the beginning and at the end of the year				
Optionally convertible preference shares				
Balance at the beginning of the year	317,081	3,170.81	317,081	3,170.81
Transferred to equity on account of modification of terms during the year (refer note iii below)	-	-	-	-
Balance at the end of the year	<u>317,081</u>	<u>3,170.81</u>	<u>317,081</u>	<u>3,170.81</u>

iii Rights, preferences and restrictions attached to optionally convertible debentures

During the year ended 31 March 2024, the Company has issued 317,081 optionally convertible debentures (OCDs) of face value of ₹ 1,000 each, bearing interest rate of 0.0001% per annum, to its Holding Company. These debentures are convertible into equity shares, at any time over the maturity period of 20 years. If holder does not exercise its right of conversion, the debentures will be redeemed at the end of the period of 20 years. These optionally convertible debentures are redeemable at the option of the holder, at any time over the maturity period of 20 years.

As per the revised terms, agreed with the debenture holders and approved by the board of director in their meeting dated 10 March 2020, OCD are convertible or redeemable at the option of issuer, on or before the expiry of the term. OCD are convertible in the ratio of one equity share for each OCD. Accordingly the OCDs have been classified as instruments entirely equity in nature during the current year.

iv OCDs are held by the Holding Company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) and its nominees.
Note - 18
Other equity
Reserve and surplus

Securities premium

Retained earnings

	31 March 2025	31 March 2024
	(₹ in lakhs)	(₹ in lakhs)
Securities premium	15,129.41	15,129.41
Retained earnings	(6,702.28)	(6,727.26)
	<u>8,427.12</u>	<u>8,402.14</u>

(i) Nature and purpose of other reserves
Securities premium reserve

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with provisions of the Companies Act 2013.

Note - 19
A Provision non-current

Provision for employee benefits (refer note 48):

Gratuity

Compensated absences

	5.67	4.29
	2.20	1.17
	<u>7.87</u>	<u>5.46</u>

B Provision-current

Provision for employee benefits (refer note 48):

Gratuity

Compensated absences

	0.09	0.09
	0.04	0.02
	<u>0.13</u>	<u>0.11</u>

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Indiabulls Estate Limited
Summary of material accounting policies and other explanatory information for the year ended 31 March 2025
Note - 20
Borrowings - current
Unsecured borrowings:

Non-convertible debentures#

20,000.00	-
20,000.00	-

Repayment terms and rate of interest:

#During the year ended 31 March 2025, the Company has issued 200,000,000 non-convertible debentures (NCDs) in two tranches, 100,000,000 NCDs on 06 August 2024 in first tranche & 100,000,000 NCDs on 07 August 2024 in second tranche, of face value of ₹ 10 each, bearing interest rate of 0.0001% per annum, to its Holding Company. These debentures are redeemable at any time over the maturity period of 10 years.

Note - 21
Trade payables - current

A Total outstanding dues of micro enterprises and small enterprises*

12.92	11.47
-------	-------

B Total outstanding dues of creditors other than micro enterprises and small enterprises

12.92	11.47
-------	-------

Retention Money

33.03	26.45
-------	-------

10.16	20.66
-------	-------

43.19	47.11
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56.11	58.58
--------------	--------------

***Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2025 and 31 March 2024**

Particulars	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year,	12.92	11.47
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year,	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act,	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

Trade Payables ageing as at 31 March 2025

Particulars	Outstanding for the year ended 31 March 2025					
	Not due	Less than 1 year	1 year to 2 year	2 year to 3 year	More than 3 years	Total
(i) MSME	-	12.92	-	-	-	12.92
(ii) Other than MSME	10.16	27.82	3.15	0.10	1.96	43.19
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

Trade Payables ageing as at 31 March 2024

Particulars	Outstanding for the year ended 31 March 2024					
	Not due	Less than 1 year	1 year to 2 year	2 year to 3 year	More than 3 years	Total
(i) MSME	-	11.47	-	-	-	11.47
(ii) Other than MSME	20.66	24.10	0.10	0.05	2.20	47.11
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

Note - 22
Other financial liabilities - current

Advance from customer (amount refundable on account of cancellation)

31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
-------------------------------	-------------------------------

Expenses payable

25.10	25.10
-------	-------

3.37	-
------	---

28.47	25.10
--------------	--------------

Note - 23
Other current liabilities

Payable to statutory authorities

1.31	5.24
------	------

Advance from customers

231.44	95.52
--------	-------

Advance received for land

1,210.00	-
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Other liabilities

451.77	451.74
--------	--------

1,894.52	552.50
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Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
Note - 24		
Revenue from operations		
Operating revenue		
Revenue from real estate properties	-	366.81
Income from maintenance services	60.89	56.75
Other operating revenue		
Interest from customers on overdue balances	5.09	6.37
Service receipts	1.28	6.65
	67.26	436.58
Note - 25		
Other income		
Interest income on bank deposits	99.76	93.32
Interest on income tax refund	0.55	1.67
Balances written back	0.36	16.86
	100.67	111.85
Note - 26		
Cost of revenue		
Cost incurred during the year	135.26	(1,302.84)
Decrease in real estate properties		
Opening stock	6,405.84	8,075.50
Closing stock	(6,541.10)	(6,405.84)
Operating expenses	122.01	112.87
	122.01	479.68
Note - 27		
Employee benefits expense		
Salaries and wages	30.32	23.40
Contribution to provident fund and other funds	0.51	1.27
Staff welfare expenses	-	0.17
	30.83	24.84
Note - 28		
Finance costs		
Interest expense on taxation	0.01	-
Other borrowing costs	4.66	3.47
Interest on non-convertible debentures	0.01	-
Interest on optionally convertible debentures	0.00	0.00
	4.68	3.47
Note - 29		
Other expenses		
Auditor's remuneration - as auditor (refer note (i) below)	0.24	0.24
Communication expenses	-	0.02
Legal and professional charges	2.70	8.77
Loss on sale of property, plant and equipment	0.28	0.63
Rates and taxes	2.44	2.34
Business promotion and marketing expenses	12.50	-
Traveling and conveyance expenses	0.85	0.87
Repairs and maintenance- others	0.70	-
Claims and compensation	-	4.83
Miscellaneous expenses	0.02	1.03
	19.73	18.73
(i) Details of payment to auditors		
Audit fees	0.24	0.24
	0.24	0.24



Indiabulls Estate Limited
Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in lakhs)	31 March 2024 (₹ in lakhs)
Note - 30		
Income tax		
Tax expense comprises of:		
Current income tax	-	-
Adjustment for tax related to earlier year	(9.30)	6.13
Deferred tax charge/(credit)	2.87	(0.22)
Income tax expense reported in the statement of profit or loss	(6.43)	5.91

The major components of the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (31 March 2024: 25.168%) and the reported tax expense in statement of profit and loss are as follows:

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

Accounting profit/(loss) before tax from continuing operations	19.10	(173.45)
Accounting profit/(loss) before income tax	19.10	(173.45)

At India's statutory income tax rate of 25.168% (31 March 2024: 25.168%)	25.168%	25.168%
Computed expected tax expense	4.81	(43.65)

The company has unabsorbed business loss amounting to ₹ 5,500.40 lakhs (31 March 2024: ₹ 5,582.73 lakhs) that are available for offsetting for a maximum period of eight years from the incurrence of loss. The company has not created deferred tax assets on these unabsorbed losses considering uncertainty involved around future business income.

Tax effect of amounts which are not deductible (taxable) in calculating taxable income:

Tax impact of unabsorbed losses set off during the year	(1.02)	(4.48)
Tax impact - others	(3.79)	48.13
Income tax expense	-	-
Adjustment for tax related to earlier year	(9.30)	6.13
Deferred tax charge/(credit)	2.87	(0.22)
	(6.43)	5.91

Note - 31
Earnings per share (EPS)

Earnings per share ('EPS') is determined based on the net profit attributable to the shareholders' of the Company. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

The following reflects the income and share data used in the basic and diluted EPS computations:

	31 March 2025	31 March 2024
Profit/(loss) attributable to equity holders (in ₹ lakhs)	25.53	(179.36)
Weighted average number of equity shares for basic and diluted earning per share	3,274,734	3,274,734
Add: Optionally convertible preference shares	20,633,954	20,633,954
Add: Optionally convertible debentures	317,081	317,081
Weighted average number of equity shares for basic and diluted EPS	24,225,769	24,225,769
Earnings per equity share :		
Basic (₹)	0.78	(5.48)
Diluted (₹)*	0.11	(5.48)

*As the Company has loss in previous year, impact of potential equity shares will be anti dilutive in nature.

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Note - 32

Financial risk management

The Company's activities expose it to the liquidity risk and credit risk. The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

(A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

i) Credit risk rating

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

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
Low credit risk	Investments, trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets	12 month expected credit loss/Life time expected credit losses
High credit risk	Loans - which have significant increase in credit risk (Refer Note-16)	Life time expected credit losses

In respect of trade receivables, the Company recognises a provision for lifetime expected credit loss.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy, other advance not recoverable or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Assets under credit risk –

		(₹ in lakhs)	
Credit rating	Particulars	31 March 2025	31 March 2024
A	Investments	50.00	50.00
A	Cash and cash equivalents	4.20	21.08
A	Other bank balances	1,259.75	1,097.91
A	Loans	27,784.49	6,633.32
A	Other financial assets	182.54	344.41
A	Trade receivables	110.95	3.90
C	Loans - which have significant increase in credit risk (Refer Note-16)	165.66	194.37

ii) Concentration of financial assets

The Company's principal business activities are development of real estate properties and all other related activities. The Company's outstanding receivables are for real estate project. Loans and other financial assets majorly represents inter-company loans, bank deposits with maturity of more than 12 months and other advances.

b) Credit risk exposure

Provision for expected credit losses

In respect of following financial assets, the Company assesses if the credit risk on these financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

As at 31 March 2025				(₹ in lakhs)
Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision	
Investments	50.00	-	50.00	
Loans	27,950.15	165.66	27,784.49	
Cash and cash equivalents	4.20	-	4.20	
Other bank balances	1,259.75	-	1,259.75	
Other financial assets	182.54	-	182.54	

As at 31 March 2024				(₹ in lakhs)
Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision	
Investments	50.00	-	50.00	
Loans	6,827.69	194.37	6,633.32	
Cash and cash equivalents	21.08	-	21.08	
Other bank balances	1,097.91	-	1,097.91	
Other financial assets	344.41	-	344.41	

Expected credit loss for trade receivables under simplified approach

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, Company's trade receivables does not have any expected credit loss as transfer of legal title of properties sold is generally passed on to the customer, once the Company receives the entire consideration and hence, these are been considered as low credit risk assets. Further, during the periods presented, the Company made no write-offs of trade receivables and no recoveries from receivables previously written off.



Indiabulls Estate Limited
Summary of material accounting policies and other explanatory information for the year ended 31 March 2025
(B) 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.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities.

31 March 2025	(₹ in lakhs)			
	Less than 1 year	1-3 years	More than 3 years	Total
Non-derivatives				
Borrowings	20,000.00	-	-	20,000.00
Trade payables	56.11	-	-	56.11
Other financial liabilities	28.47	-	-	28.47
Total	20,084.58	-	-	20,084.58

31 March 2024	(₹ in lakhs)			
	Less than 1 year	1-3 years	More than 3 years	Total
Non-derivatives				
Borrowings	-	-	-	-
Trade payable	58.58	-	-	58.58
Other financial liabilities	25.10	-	-	25.10
Total	83.68	-	-	83.68

(C) Market risk
(i) Interest rate risk

The Company's fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

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

(₹ in lakhs)		
Particulars	31 March 2025	31 March 2024
Variable rate borrowing	-	-
Fixed rate borrowing	20,000.00	-
Total borrowings	20,000.00	-

Company does not have any variable rate borrowings

(ii) Price risk

Company does not have any price risk.

(iii) Foreign exchange risk

The Company does not have any exposure to foreign exchange risk arising from derivative contracts.

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Note - 33

A) Financial Instruments by category

i) For amortised cost instruments, carrying value represents the best estimate of fair value.

(₹ in lakhs)

	31 March 2025			31 March 2024		
	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost
Financial assets						
Trade receivables	-	-	110.95	-	-	3.90
Loans (net of impairment allowances)	-	-	27,784.49	-	-	6,633.32
Cash and cash equivalents	-	-	4.20	-	-	21.08
Other bank balances	-	-	1,259.75	-	-	1,097.91
Other financial assets	-	-	182.54	-	-	344.41
Total financial assets	-	-	29,341.93	-	-	8,100.62

Notes

- These financial assets are mandatorily measured at fair value through profit and loss.
- These financial assets represent investments in equity instruments designated as such upon initial recognition.
- Investment in equity instruments of subsidiaries are measured at cost as per Ind AS 27 'Separate Financial Statements'.

(₹ in lakhs)

	31 March 2025			31 March 2024		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial liabilities						
Borrowings	-	-	20,000.00	-	-	-
Trade payables	-	-	56.11	-	-	58.58
Other financial liabilities	-	-	28.47	-	-	25.10
Total financial liabilities	-	-	20,084.58	-	-	83.68

ii) Financial instruments measured at amortised cost

(₹ in lakhs)

Particulars	Level	31 March 2025		31 March 2024	
		Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets					
Other financial assets	Level 3	178.13	178.13	340.00	340.00
Total		178.13	178.13	340.00	340.00

The above disclosures is presented for non-current financial assets and non-current financial liabilities. Carrying value of financial assets represent the best fair value.

B) Fair value measurements

(i) Fair value hierarchy

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

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

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

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

(ii) Valuation process and technique used to determine fair value

Specific valuation techniques used to value financial instruments include -

- Traded (market) price basis recognised stock exchange for equity shares.
- Use of net asset value for mutual funds on the basis of the statement received from investee party.

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Note - 34

Revenue related disclosures

A Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Particulars	(₹ in lakhs)	
	Year ended 31 March 2025	Year ended 31 March 2024
Revenue from contracts with customers		
Operating revenue		
(i) Revenue from sale of properties and developed plots	-	366.81
(ii) Revenue from maintenance services	60.89	56.75
(iii) Other operating income (interest from customers on overdue balances and service receipts)	6.37	13.02
Total revenue covered under Ind AS 115	67.26	436.58

B Contract balances

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

Particulars	(₹ in lakhs)	
	As at 31 March 2025	As at 31 March 2024
Contract liabilities		
Advance from customers	231.44	95.52
Total contract liabilities	231.44	95.52
Receivables		
Trade receivables	-	3.90
Total receivables	-	3.90

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract assets (unbilled receivables) are transferred to receivables when the rights become unconditional and contract liabilities are recognised as and when the performance obligation is satisfied.

C Significant changes in the contract liabilities balances during the year are as follows:

Particulars	As at 31 March 2025	As at 31 March 2024
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance		
Addition during the year	95.52	427.53
Adjustment on account of revenue recognised during the year or earlier years	139.81	10.57
	(3.90)	(342.58)
Closing balance	231.44	95.52

D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2025 is ₹ 231.44 (31 March 2024: ₹ 95.52). This represents the advance received from customers (gross) against real estate properties under development. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognised as revenue in future years as per the policy of the Company.

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Indiabulls Estate Limited**Summary of material accounting policies and other explanatory information for the year ended 31 March 2025***All amount in ₹ Lakhs, unless otherwise stated***Note - 35****Details with respect to the Benami properties**

No proceedings have been initiated or pending against the entity under the Benami Transactions (Prohibitions) Act, 1988 for the year ended 31 March 2025 and 31 March 2024.

Note - 36**Undisclosed income**

There is no such income which has not been disclosed in the books of accounts. No such income is surrendered or disclosed as income during the year ended 31 March 2025 and 31 March 2024 in the tax assessments under Income Tax Act, 1961.

Note - 37**Details of Crypto Currency or Virtual Currency**

Profit or loss on transactions involving Crypto currency or Virtual Currency	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024.
Amount of currency held as at the reporting date	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024.
Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / virtual currency	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024.

Note - 38**Ratio Analysis**

The following are analytical ratios for the year ended 31 March 2025 and 31 March 2024

Particulars	Numerator	Denominator	31 March 2025	31 March 2024	Variance	Remarks
Current Ratio	Current Assets	Current Liabilities	1.63	22.30	-92.71%	Refer note - A
Debt Equity Ratio#	Total Debts	Shareholder's Equity	1.43	NA	NA	Not applicable
Debt Service Coverage Ratio##	Earnings available for debt services	Debt Service	0.58	NA	NA	Not applicable
Return on Equity (ROE)*	Net Profit After Taxes	Average Share holder's Equity	0.00	NA	NA	Not applicable
Trade Receivables Turnover Ratio	Revenue	Average Trade Receivable	1.17	36.04	-96.75%	Refer note - B
Trade Payables Turnover Ratio	Purchase of services and other expenses	Average Trade Payable	2.13	0.58	272.11%	Refer note - B
Net Capital Turnover Ratio	Revenue	Working Capital	0.00	0.03	-84.81%	Refer note - B
Net Profit Ratio*	Net profit	Revenue	0.38	NA	NA	Not applicable
Return of Capital Employed (ROCE)**	Earning before interest taxes	Capital Employed	0.00	NA	NA	Not applicable
Inventory Turnover Ratio***	Cost of Goods sold	Average Inventory	NA	0.05	-100.00%	Refer note - B

Note:

A - Variation is due to more increase in current liabilities in comparison to current assets in current year.

B - In the real estate business, revenue along with the corresponding cost to sales is recognised on the point in time basis and hence, the increase and decrease will not be directly ascertained basis increase/decrease in business. Accordingly, the current year ratios are not comparable with previous year.

#Ratio can not be calculated due to no borrowings in previous year

##Ratio can not be calculated due to no repayment of borrowings & loss in previous year.

*Ratio can not be calculated due to loss in previous year.

**Ratio & variance can not be calculated due to negative earning before interest taxes in previous year

***Ratio & variance can not be calculated due to no cost of goods sold during the current year

Note - 39**Wilful Defaulter:**

No bank or financial institution has declared the company as "Wilful defaulter" during the year ended 31 March 2025 and 31 March 2024.

Note - 40**Details in respect of Utilization of Borrowed funds and share premium:**

During the year ended 31 March 2025 and 31 March 2024 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 lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).

During the year ended 31 March 2025 the Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries, except details given below:

Details of funds received

S.No.	Details of funding providers	Amount	Nature of transaction	Purpose
1	Holding Company (refer Note-47)	₹20,000.00 lakhs	Non-convertible debentures issued	To fund working capital requirement of subsidiaries

Details of funds given

S. No.	Beneficiaries	Amount	Nature of transaction	Purpose
1	Fellow Subsidiary Companies (refer Note-47)	₹20,000.00 lakhs	Loans and advances given (net of amount received back) (on various dates)	To fund working capital requirement of fellow subsidiaries

During the financial year ended on 31 March 2024, no funds were received of this nature.

For abovementioned transactions, the company has complied with applicable rules and regulation of the Companies Act, 2013.



Note - 41**Relationship with Struck off Companies:**

No transaction has been made with the company struck off under section 248 of The Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2025 and 31 March 2024.

Note - 42**Registration of charges or satisfaction with Registrar of Companies:**

All applicable cases where registration of charges or satisfaction is required with Registrar of Companies have been done. No registration or satisfaction is pending for the year ended 31 March 2025 and 31 March 2024.

Note - 43**Compliance with number of layers of companies:**

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 and no layers of companies has been established beyond the limit prescribed as per above said section / rules, during the year ended 31 March 2025 and 31 March 2024.

Note - 44**Loan or advances granted to the promoters, directors and KMPs and the related parties:**

Type of Borrower	Amount of Loan or advance in the nature of loan outstanding		Percentage to the total Loans and advances in natures of loans (%)	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Related Parties (Refer Note 47 for details)*	27,950.15	6,827.69	100%	100%
Total	27,950.15	6,827.69	100%	100%

*These loans are granted to related parties which are repayable on demand.

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Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

Note – 45

Capital management

The Company's objectives when managing capital are to:

- To ensure Company's ability to continue as a going concern, and
- To provide adequate return to shareholders

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

Note – 46

Information about subsidiary companies

The information about subsidiary companies is as follows:

Name of subsidiary company	Country of incorporation	Proportion of ownership interest as at 31 March 2025	Proportion of ownership interest as at 31 March 2024
Equinox India Commercial Estate Limited (Formerly Indiabulls Commercial Estate Limited)	India	100.00%	100.00%
Serida Engineering Limited (Formerly Indiabulls Engineering Limited)	India	100.00%	100.00%
Lavone Infrastructure Projects Ltd (Formerly Indiabulls Infrastructure Projects Limited)	India	100.00%	100.00%
Equinox India Land Holdings Limited (Formerly Indiabulls Land Holdings Limited)	India	100.00%	100.00%
Nilgiri Infrastructure Limited	India	100.00%	100.00%
Nilgiri Land Development Limited	India	100.00%	100.00%
Nilgiri Land Holdings Limited	India	100.00%	100.00%
Nilgiri Lands Limited	India	100.00%	100.00%
Equinox India Commercial Properties Limited (Formerly Indiabulls Commercial Properties Limited)	India	100.00%	100.00%

Note – 47

Related party transactions

i) Related parties exercising control

Holding Company

Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)

ii) Related parties where control exists

Subsidiary companies

Details in reference to subsidiaries are presented in Note 46

iii) Other related parties*

Fellow Subsidiary Companies

Makala Infrastructure Limited

Zeus Properties Limited

Citra Properties Limited

Devona Constructions Limited (Formerly Indiabulls Constructions Limited)

* With whom transactions have been made during the year/previous year.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

(a) Statement of transactions with related parties

(₹ in lakhs)

Particulars	31 March 2025		31 March 2024	
	Holding Company	Subsidiary / Fellow Subsidiary Companies	Holding Company	Subsidiary / Fellow Subsidiary Companies
Interest on optionally convertible debentures				
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	0.00	-	0.00	-
Interest on non-convertible debentures				
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	0.01	-	-	-
Non-convertible debentures issued to:				
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	20,000.00	-	-	-
Inter-corporate loans (given)/received back, net				
- Equinox India Commercial Estate Limited (Formerly Indiabulls Commercial Estate Limited)	-	-	-	(9.54)
- Equinox India Land Holdings Limited (Formerly Indiabulls Land Holdings Limited)	-	(0.30)	-	-
- Nilgiri Land Holdings Limited	-	29.01	-	5.76
- Devona Constructions Limited (Formerly Indiabulls Constructions Limited)	-	-	-	6553.82
- Makala Infrastructure Limited	-	(2,000.00)	-	-
- Zeus Properties Limited	-	(8,000.00)	-	-
- Citra Properties Limited	-	(17,784.49)	-	-
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	6,633.32	-	(6,633.32)	-

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Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

(b) Statement of balances outstanding:

(₹ in lakhs)

	31 March 2025		31 March 2024	
	Holding Company	Subsidiary / Fellow Subsidiary Companies	Holding Company	Subsidiary / Fellow Subsidiary Companies
Inter-corporate loans given				
- Equinox India Commercial Estate Limited (Formerly Indiabulls Commercial Estate Limited)	-	58.13	-	58.13
- Equinox India Land Holdings Limited (Formerly Indiabulls Land Holdings Limited)	-	0.88	-	0.58
- Nilgiri Land Holdings Limited	-	106.65	-	135.66
- Makala Infrastructure Limited	-	2,000.00	-	-
- Zeus Properties Limited	-	8,000.00	-	-
- Citra Properties Limited	-	17,784.49	-	-
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	-	-	6,633.32	-
Investment in equity shares				
- Equinox India Commercial Estate Limited (Formerly Indiabulls Commercial Estate Limited)	-	5.00	-	5.00
- Serida Engineering Limited (Formerly Indiabulls Engineering Limited)	-	5.00	-	5.00
- Lavone Infrastructure Projects Ltd (Formerly Indiabulls Infrastructure Projects Limited)	-	5.00	-	5.00
- Equinox India Land Holdings Limited (Formerly Indiabulls Land Holdings Limited)	-	5.00	-	5.00
- Nilgiri Infrastructure Limited	-	5.00	-	5.00
- Nilgiri Land Development Limited	-	10.00	-	10.00
- Nilgiri Land Holdings Limited	-	5.00	-	5.00
- Nilgiri Lands Limited	-	5.00	-	5.00
- Equinox India Commercial Estate Limited (Formerly Indiabulls Commercial Estate Limited)	-	5.00	-	5.00
Optionally convertible debentures held by:				
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	3,170.81	-	3,170.81	-
Optionally convertible preference shares held by:				
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	2,063.40	-	2,063.40	-
Non-convertible debentures issued held by:				
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	20,000.00	-	-	-



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

c) During the year, the Company has granted loans to various fellow subsidiary companies. However, in respect of such loans, which are given to fellow subsidiary companies, some of the fellow subsidiaries have negative net worth but have financial support from the holding/ultimate holding company, as applicable. So, the grant of loans to such subsidiaries is, prima facie, not prejudicial to the interest of the Company.

Note – 48

Employee benefit

Defined contribution plan

The Company has made ₹ 0.51 lakhs (31 March 2024: ₹ 1.27 lakhs) contribution in respect of provident fund and other funds.

Defined Benefit Plan

The Company has the following Defined Benefit Plans:

- Gratuity (Unfunded)
- Compensated absences (Unfunded)

Risks associated with plan provisions

Discount rate risk	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality Risk	Actual death and disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Salary risk	Actual salary increase will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Withdrawal risk	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

Compensated absences

The leave obligations cover the Company's liability for sick and earned leaves. The amount of provision of ₹ 0.04 lakhs (31 March 2024: ₹ 0.02 lakhs) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current. The weighted average duration of the defined benefit obligation is 9.12 years (31 March 2024: 13.55 years).

Amount recognised in the statement of profit and loss is as under:

(₹ in lakhs)

	31 March 2025	31 March 2024
Service cost	1.05	0.15
Net interest cost	0.08	0.08
Actuarial (gain)/loss on obligation	(0.09)	(0.09)
Expense recognized in the statement of profit and loss	1.04	0.14

Movement in the liability recognized in the balance sheet is as under:

(₹ in lakhs)

	31 March 2025	31 March 2024
Present value of defined benefit obligation at the beginning of the year	1.19	1.05
Service cost	0.20	0.15
Net Interest cost	0.08	0.08
Past service cost including curtailment gains/losses	0.85	-
Total Actuarial (gain)/loss on Obligations	(0.09)	(0.09)
Present value of defined benefit obligation at the end of the year	2.23	1.19



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

Bifurcation of projected benefit obligation at the end of the year in current and non-current

		(₹ in lakhs)	
		31 March 2025	31 March 2024
a)	Current liability (amount due within one year)	0.04	0.02
b)	Non - current liability (amount due over one year)	2.20	1.17
	Total projected benefit obligation at the end of the year	2.24	1.19

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Compensated absences	
	31 March 2025	31 March 2024
Discount rate	7.15%	7.22%
Salary escalation rate	5.00%	5.00%
Mortality table	Indian Assured Lives Mortality (2012 -14)	Indian Assured Lives Mortality (2012 -14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

Maturity plan of Defined Benefit Obligation

Maturity plan of Defined Benefit Obligation				(₹ in lakhs)
	Year	31 March 2025	Year	31 March 2024
a)	0 to 1 Year	0.04	0 to 1 Year	0.02
b)	1 to 2 Year	0.03	1 to 2 Year	0.02
c)	2 to 3 Year	0.03	2 to 3 Year	0.02
d)	3 to 4 Year	0.03	3 to 4 Year	0.02
e)	4 to 5 Year	0.34	4 to 5 Year	0.02
f)	5 to 6 Year	0.03	5 to 6 Year	0.20
g)	6 Year onwards	1.74	6 Year onwards	0.90

Sensitivity analysis for compensated absences liability

		(₹ in lakhs)	
		31 March 2025	31 March 2024
Impact of the change in discount rate			
	Present value of obligation at the end of the year	2.23	1.19
a)	Impact due to increase of 0.50 %	(0.13)	(0.07)
b)	Impact due to decrease of 0.50 %	0.13	0.07
Impact of the change in salary increase			
	Present value of obligation at the end of the year	2.23	1.19
a)	Impact due to increase of 0.50 %	0.14	0.07
b)	Impact due to decrease of 0.50 %	(0.13)	(0.07)

Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. Gratuity plan is a non-funded plan. The weighted average duration of the defined benefit obligation is 9.12 years (31 March 2024: 13.55 years)

Actuarial gain/(loss) recognised in other comprehensive income

(₹ in lakhs)

	31 March 2025	31 March 2024
Actuarial (loss) on arising from change in experience adjustment	(0.55)	(0.07)

Amount recognised in the statement of profit and loss is as under:

(₹ in lakhs)

	31 March 2025	31 March 2024
Service cost	0.51	0.46
Net interest cost	0.32	0.26
Expense recognized in the statement of profit and loss	0.83	0.72

Movement in the liability recognized in the balance sheet is as under:

(₹ in lakhs)

	31 March 2025	31 March 2024
Present value of defined benefit obligation at the beginning of the year	4.38	3.59
Service cost	0.51	0.46
Interest cost	0.32	0.26
Past service cost including curtailment gains/losses	-	-
Total Actuarial (gain)/loss on Obligations	0.55	0.07
Benefits paid	-	-
Present value of defined benefit obligation at the end of the year	5.76	4.38

Bifurcation of projected benefit obligation at the end of the year in current and non-current

(₹ in lakhs)

		31 March 2025	31 March 2024
a)	Current liability (amount due within one year)	0.09	0.09
b)	Non - current liability (amount due over one year)	5.67	4.29
	Total projected benefit obligation at the end of the year	5.76	4.38

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Gratuity	
	31 March 2025	31 March 2024
Discount rate	6.99%	7.22%
Salary escalation rate	5.00%	5.00%
Mortality table	Indian Assured Lives Mortality (2012 -14)	Indian Assured Lives Mortality (2012 -14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

Maturity plan of Defined Benefit Obligation

		(₹ in lakhs)		
	Year	31 March 2025	Year	31 March 2024
a)	0 to 1 Year	0.09	0 to 1 Year	0.09
b)	1 to 2 Year	0.08	1 to 2 Year	0.06
c)	2 to 3 Year	0.08	2 to 3 Year	0.06
d)	3 to 4 Year	0.08	3 to 4 Year	0.06
e)	4 to 5 Year	0.97	4 to 5 Year	0.06
f)	5 to 6 Year	0.07	5 to 6 Year	0.79
g)	6 Year onwards	4.38	6 Year onwards	3.25

Sensitivity analysis for gratuity liability

		(₹ in lakhs)	
		31 March 2025	31 March 2024
Impact of the change in discount rate			
	Present value of obligation at the end of the year	5.76	4.38
a)	Impact due to increase of 0.50 %	(0.31)	(0.25)
b)	Impact due to decrease of 0.50 %	0.34	0.27
Impact of the change in salary increase			
	Present value of obligation at the end of the year	5.76	4.38
a)	Impact due to increase of 0.50 %	0.34	0.27
b)	Impact due to decrease of 0.50 %	(0.32)	(0.25)

Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

Note- 49

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stake holders which are under active consideration by the Ministry. Based on an initial assessment by the Company, the additional impact on Provident Fund contributions by the Company is not expected to be material, whereas, the likely additional impact on Gratuity liability/ contributions by the Company could be material. The Company will complete their evaluation once the subject rules are notified and will give appropriate impact in the financial results in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

Note – 50

Contingent liabilities and commitments

There are certain legal litigation going on to which the Company is a party. These litigations pertain to the title of the land in the possession of the Company on which the project (IB City – Sonapat) has been developed. Apart from these there are a couple of matters which pertain to customer and vendor disputes and are outstanding in consumer courts.

Based on the defence taken in these legal matters and the independent legal advice from the Counsels, the management believes that there is a reasonably likelihood that there is no material liability which will devolve on the Company in any foreseeable future.

There are no other contingent liabilities and commitments to be reported on 31 March 2025 and 31 March 2024.

Note – 51

Exceptional item for the year ended 31 March 2025 is on account of reversal of allowances for impairment of loans amounting to ₹ 28.71 lakhs out of allowances for impairment of loans amounting to ₹ 194.37 lakhs made during the year ended 31 March 2024, based on internal assessments of management.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

Note – 52

Segment reporting

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of real estate projects and all other related activities, which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.

Note – 53

The Hon'ble Supreme Court India has passed a judgement dated 28 February 2019 and it was held that basic wages, for the purpose of provident fund, to include allowances which are common for all employees. However, there is uncertainty with respect to the applicability of the judgement and period from which the same applies. Currently, the Company has not considered any impact in these financial statements.

Note – 54

Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows

The changes in the Company's liabilities arising from financing activities can be classified as follows:

Particulars	(₹ in lakhs) Amount
Net debt as at 1 April 2023	-
Proceeds from current/ non-current borrowings (including current maturities)	-
Repayment of current/ non-current borrowings (including current maturities)	-
Net debt as at 31 March 2024	-
Proceeds from current/ non-current borrowings (including current maturities)	20,052.83
Repayment of current/ non-current borrowings (including current maturities)	(52.83)
Net debt as at 31 March 2025	20,000.00

Note – 55

Audit Trail

As per the Ministry of Corporate Affairs (MCA) notification, proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, for the financial year commencing 1 April 2023, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The interpretation and guidance on what level edit log and audit trail needs to be maintained evolved during the year and continues to evolve.

The Company has used accounting softwares for maintaining its books of account for the year, which have features of recording audit trail (edit log) facility at application level as well as database level and the same have been operated throughout the year for all relevant transactions recorded in the softwares except one software where audit trail (edit log) facility at database level was not available. Recording of audit trail (edit logs) can be disabled using restricted privileged rights for direct data changes at database level. Since the company has other necessary controls in place, which are operating effectively, this feature will not adversely impact its data and audit log retention directly at database level.

Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention except that the audit trail at the database level for the Company has not been preserved in the accounting software for the period from 1 April 2023 to 31 March 2024.



Indiabulls Estate Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

Note – 56

Business Combination of holding company

The Hon'ble National Company Law Appellate Tribunal, New Delhi Bench ("NCLAT"), on 7 January 2025, approved the scheme of amalgamation of Nam Estates Private Limited ("NAM") and Embassy One Commercial Property Developments Private Limited ("EOCPDPL") with Embassy Developments Limited ("EDL") (formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) and their respective shareholders and creditors ("Scheme") pursuant to sec 230 to 232 of the Companies Act, 2013, and other applicable provisions of the Act, read with Companies (Compromises, Arrangements and Amalgamations) Rules, 2016. Pursuant to the NCLAT Order, EDL and NAM have filed the certified true copy of the court order with the respective jurisdictional Registrar of Companies on 24 January 2025, thereby giving effect to the scheme ("Effective Date").

Subsequent to the scheme becoming effective, a few of the current NAM shareholders, namely JV Holding Private Limited (JVHPL), four individuals, and two other entities (referred to as the "Promoter/Promoter Group"), became the largest shareholders of the EDL, the company's holding company.

Note – 57

Other matters

- The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2025 and 31 March 2024.
- In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2025, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Praveen Keshav
Partner
Membership No: 535106



Place: Delhi
Date: 29 May 2025

For and on behalf of board of directors

Kapil Sharma
Director
[DIN: 09643868]

Jatin Chopra
Company Secretary

Vishnu Prabhakar Gaur
Director
[DIN: 09655278]

Aman Jain
Chief Financial officer