Walker Chandiok & Co LLP

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Independent Auditor's Report

To the Members of RGE Constructions and Development Limited (formerly RGE Constructions and Development Private Limited)

Report on the Audit of the Financial Statements

Opinion

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

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

Basis for Opinion

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

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

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.
The Director's Report is not made available to us at the date of auditor's report. We have nothing to report in this regard.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

8. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;

- Conclude on the appropriateness of Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and

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

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

Other Matter

10. The financial statements of the Company for the year ended 31 March 2026 were audited by the predecessor auditor, Agarwal Prakash & Co., who have expressed an unmodified opinion on those financial statements vide their audit report dated 27 May 2025.

Report on Other Legal and Regulatory Requirements

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

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

13. Further to our comments in Annexure A, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, that:

    a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying financial statements;

    b) Except for the matters stated in paragraph 13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

    c) The financial statements dealt with by this report are in agreement with the books of account;

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

    e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act;

    f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 13(b) above on reporting under section 143(3)(b) of the Act and paragraph

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13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

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

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

i. The Company, as detailed in note 30A to the financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2026;

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

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

iv.

a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 40(i) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 40(ii) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

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

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vi. As stated in Note 39 to the financial statements and based on our examination, which included test checks, the Company, in respect of financial year commencing on 1 April 2025, has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software except that the audit trail feature was 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 feature has been preserved by the Company as per the statutory requirements for record retention in the accounting software except that the audit trail feature at the database level for the Company has not been preserved in the accounting software for the period 1 April 2023 to 9 January 2024.

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

Kunwar K

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Kunwar K Khurana
Partner
Membership No.: 555339
UDIN: 26555339SADEQL6000

Place: Gurugram
Date: 19 May 2026

Annexure A referred to in paragraph 12 of the Independent Auditor's Report of even date to the members of RGE Constructions and Development Limited (formerly RGE Constructions and Development Private Limited) on the financial statements for the year ended 31 March 2026

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

(i) The Company does not have any property, plant and equipment, intangible assets, right-of-use assets or investment property and accordingly, reporting under clause 3(i) of the Companies (Auditor's Report) Order, 2020 (hereinafter referred to as 'the Order') is not applicable to the Company.

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

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

(iii) The Company has not made investments in or granted any loans or advances in the nature of loans to companies, firms, limited liability partnerships during the year. Further, the Company has provided guarantee and given security to company during the year, in respect of which:

(a) The Company has provided guarantee and given security to Others during the year as per details given below:

(Rs. In Thousands)

Particulars	Guarantee	Security
Aggregate amount provided/granted during the year (Rs.): - Others	5,700,000.00	2,332,253.28
Balance outstanding as at balance sheet date (Rs.): - Others	5,700,000.00	2,332,253.28

(b) In our opinion, and according to the information and explanations given to us, the security given and terms and conditions of the guarantees provided are, prima facie, not prejudicial to the interest of the Company.

(c) The Company does not have any outstanding loans and advances in the nature of loans at the beginning of the current year nor has granted any loans or advances in the nature of loans during the year. Accordingly, reporting under clauses 3(iii)(c), 3(iii)(d), 3(iii)(e) and 3(iii)(f) of the Order is not applicable to the Company.

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

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

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Annexure A referred to in paragraph 12 of the Independent Auditor's Report of even date to the members of RGE Constructions and Development Limited (formerly RGE Constructions and Development Private Limited) on the financial statements for the year ended 31 March 2026 (cont'd)

(vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's products / services / business activities. Accordingly, reporting under clause 3(vi) of the Order is not applicable.

(vii) (a) In our opinion and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

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

(Rs. In Thousands)

Name of the statute	Nature of dues	Gross Amount*	Amount paid under Protest	Period to which the amount relates	Forum where dispute is pending
The Finance Act, 1994	Demand of service tax on specified taxable services	10,752.69	2,177.46	FY 2010-11 to 2014-15	CESTAT, Chennai
The Finance Act, 1994	Demand of service tax on specified taxable services	6,673.07	667.31	FY 2015-16 to 2017-18	CESTAT, Chennai
Goods and Services Tax, 2017	Availment of ineligible input tax credit	203,090.81	20,309.08	FY 2017-18 to 2019-20	Commissioner Appeals – II Chennai
Goods and Services Tax, 2017	Input tax credit mismatch between statutory returns and portal	7,012.69	701.26	FY 2019-20	Additional Commissioner (Appeals), Chennai

**Inclusive of interest and penalty.*

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

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender. Further, in our opinion and according to the information and explanations given to us, loans amounting to Rs. 844,435.54 Thousand are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. Further, such loans and interest thereon have not been demanded for repayment as on date.

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

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

Chartered Accountants

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

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

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

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

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

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

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

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

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

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

(xiv) According to the information and explanations given to us, the Company is not required to and consequently, does not have an internal audit system as per the provisions of section 138 of the Act.

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

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

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

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Annexure A referred to in paragraph 12 of the Independent Auditor's Report of even date to the members of RGE Constructions and Development Limited (formerly RGE Constructions and Development Private Limited) on the financial statements for the year ended 31 March 2026 (cont'd)

(xvii) The Company has incurred cash losses in the current financial year and in the immediately preceding financial years amounting to Rs. 34,471.01 Thousands and Rs. 61,649.42 Thousands respectively.

(xviii) There has been resignation of the statutory auditors during the year and based on the information and explanations given to us by the management and the response received by us pursuant to our communication with the outgoing auditors, there have been no issues, objections or concerns raised by the outgoing auditors.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

(xx) According to the information and explanations given to us, the Company does not meet the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and according, reporting under clause 3(xx) of the Order is not applicable to the Company.

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

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

Kunwar K

Kunwar K Khurana
Partner
Membership No.: 555339
UDIN: 26555339SADEQL6000

WALKER CHANDIOK & CO LLP ★ CHARTERED ACCOUNTANTS ★

Place: Gurugram
Date: 19 May 2026

Annexure B referred to the Independent Auditor's Report of even date to the members of RGE Constructions and Development Limited (formerly RGE Constructions and Development Private Limited) on the financial statements for the year ended 31 March 2026

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

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

Responsibilities of Management for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

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

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements .

Meaning of Internal Financial Controls with Reference to Financial Statements

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

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Annexure B referred to the Independent Auditor's Report of even date to the members of RGE Constructions and Development Limited (formerly RGE Constructions and Development Private Limited) on the financial statements for the year ended 31 March 2026

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2026, based on internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal controls stated in the Guidance Note issued by the ICAI.

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

Kunwar K Khurana
Partner
Membership No.: 555339
UDIN: 26555339SADEQL6000

Place: Gurugram
Date: 19 May 2026

RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)
CIN: U70101TN2007PLC064100
Balance sheet as at 31 March 2026
(All amounts are in (₹) thousands, unless otherwise stated)

	Note	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non current assets			
Property, plant and equipment	4	-	157.00
Financial assets			
- Other financial assets	5	-	1,973.22
Income-tax assets (net)	6	736.16	1,805.81
Other non-current assets	7	39,450.40	39,450.40
Total non current assets		**40,186.56**	**43,386.43**
Current assets			
Inventories	8	23,45,377.85	23,23,980.06
Financial assets			
- Cash and cash equivalents	9	623.24	96.94
- Other financial assets	10	825.00	667.14
Other current assets	11	1,89,328.00	1,89,782.48
Total current assets		**25,36,154.09**	**25,14,526.62**
TOTAL ASSETS		**25,76,340.65**	**25,57,913.05**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	12	6,095.28	6,095.28
Instruments entirely equity in nature	12.1	44,98,753.10	44,98,753.10
Other equity	13	(32,67,031.68)	(32,24,847.12)
Total equity		**12,37,816.70**	**12,80,001.26**
Non-current liabilities			
Financial liabilities			
- Other financial liabilities	14	44,921.49	41,864.28
Provisions	15	1,615.43	672.50
Total non current liabilities		**46,536.92**	**42,536.78**
Current liabilities			
Financial liabilities			
- Borrowings	16	10,45,299.93	9,81,297.16
- Trade payables	17		
Total outstanding dues to micro enterprises and small enterprises		472.00	4,184.05
Total outstanding dues of creditors other than micro and small enterprises		1,14,890.32	1,13,904.93
- Other financial liabilities	18	1,16,608.42	1,14,389.77
Provisions	19	160.66	7.35
Other current liabilities	20	14,555.70	21,591.75
Total current liabilities		**12,91,987.03**	**12,35,375.01**
TOTAL EQUITY AND LIABILITIES		**25,76,340.65**	**25,57,913.05**
Material accounting policy information	3		

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

As per our report of even date attached.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration Number: 001076N/N500013

Kunwar K

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

Kunwar K Khurana
Partner
Membership No. 555339

Place: Gurugram
Date: 19 May 2026

For and on behalf of the Board of Directors of
RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)

RGE Constructions and Development Limited

Mohit Singh
Director
DIN: 10616791

Place: Gurugram
Date: 19 May 2026

Surender Kumar
Director
DIN: 10616796

Place: Gurugram
Date: 19 May 2026

RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)
CIN: U70101TN2007PLC064100
Statement of profit and loss for the year ended 31 March 2026
(All amounts are in (₹) thousands, unless otherwise stated)

	Note	Year ended 31 March 2026	Year ended 31 March 2025
Income			
Revenue from operations	21	6,808.46	6,250.00
Other income	22	11,283.15	13,850.45
Total income		**18,091.61**	**20,100.45**
Expenses			
Cost of land and other related cost	23	28,206.25	4,980.77
Change in inventories	23	(21,397.79)	(42.51)
Employee benefits expense	24	22,970.82	14,749.14
Finance costs	25	2,160.40	50,059.63
Depreciation expense	26	157.00	67.13
Other expenses	27	16,034.48	6,435.38
Total expenses		**48,131.16**	**76,249.54**
Loss before tax		**(30,039.55)**	**(56,149.09)**
Tax expense	28		
- Current tax		-	-
- Deferred tax		-	-
Loss for the year		**(30,039.55)**	**(56,149.09)**
Other comprehensive income/(loss)			
Items that will not be reclassified to profit or loss			
Re-measurement losses on defined benefit plans		(143.71)	-
Total comprehensive loss for the year		**(30,183.26)**	**(56,149.09)**
Earnings per equity share (nominal value of ₹ 10 per share)	29		
- Basic (₹)		(0.66)	(1.23)
- Diluted (₹)		(0.66)	(1.23)
Material accounting policy information	3		

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

As per our report of even date attached.

For **Walker Chandiok & Co. LLP**
Chartered Accountants
Firm's Registration Number: 001076N/N500013

Kunwar K Khurana
Partner
Membership No. 555339

Place: Gurugram
Date: 19 May 2026

For and on behalf of the Board of Directors of
RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)

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Date: 19 May 2026

Surender Kumar
Director
DIN: 10616796

Place: Gurugram
Date: 19 May 2026

RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)
CIN: U70101TN2007PLC064100
Statement of cash flows for the year ended 31 March 2026
(All amounts are in (₹) thousands, unless otherwise stated)

	Year ended 31 March 2026	Year ended 31 March 2025
Cash flows from operating activities		
Loss before tax	(30,039.55)	(56,149.09)
Adjustments:		
- Depreciation expense (refer note 26)	157.00	67.13
- Finance costs (refer note 25)	2,160.40	50,059.63
- Interest income (refer note 22)	(659.74)	(6,110.91)
- Liabilities written back (refer note 22)	(5,381.76)	(5,975.36)
- Balance written off (refer note 27)	242.49	-
- Financial guarantee income (refer note 22)	(2,729.02)	(271.95)
- Provision for gratuity and compensated absences (refer note 24)	952.53	679.85
- Share based payment expense (refer note 24)	327.30	-
Operating loss before working capital changes	**(34,970.35)**	**(17,700.70)**
Working capital adjustments:		
- Inventories	(21,397.78)	(42.51)
- Other assests	454.48	(5,226.34)
- Other financial assests	(984.49)	(2,285.41)
- Trade payables	2,655.10	(28,267.35)
- Other liabilities	(7,036.05)	(32,171.03)
- Other financial liabilities	(1,766.37)	(36,684.48)
Cash used in operating activities	**(63,045.46)**	**(1,22,377.82)**
Income taxes refund, net	1,729.39	13,903.17
Net cash used in operating activities (A)	**(61,316.07)**	**(1,08,474.65)**
Cash flows from investing activities		
Proceeds on maturity of fixed deposits	-	15,041.47
Interest received from fixed deposits	-	1,289.52
Net cash flows from investing activities (B)	**-**	**16,330.99**
Cash flows from financing activities:		
Repayment of non-current borrowings	-	(2,52,962.50)
Repayment of current borrowings	(7,82,593.16)	(2,45,937.10)
Proceeds from current borrowings	8,44,435.53	7,82,593.16
Interest paid	-	(1,93,128.48)
Net cash flow from financing activities (C)	**61,842.37**	**90,565.08**
Net Increase in cash and cash equivalents (A+B+C)	526.30	(1,578.58)
Cash and cash equivalents at the beginning of the year	96.94	1,675.52
Cash and cash equivalents at the end of the year	**623.24**	**96.94**
Components of cash and cash equivalents (refer note 9)		
Balances with banks:		
- in current Accounts	620.82	8.90
Cash on hand	2.42	88.04
	623.24	**96.94**

The disclosure on reconciliation of movements of liabilities to cash flows arising from financing activities is disclosed in note 37.

The above "Statement of Cash Flow" has been prepared as per the Indirect method as set out in Ind AS 7 "Statement of Cash Flow".

Material accounting policy information 3

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

As per our report of even date attached.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration Number: 001076N/N500013

WALKER CHANDIOK & CO LLP ★ CHARTERED ACCOUNTANTS ★

Kunwar K

Kunwar K Khurana
Partner
Membership No. 555339

Place: Gurugram
Date: 19 May 2026

For and on behalf of the Board of Directors of
RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)

Mohit Singh
Director
DIN: 10616791

Place: Gurugram
Date: 19 May 2026

RGE Constructions and Development Limited ★

Surender Kumar
Director
DIN: 10616796

Place: Gurugram
Date: 19 May 2026

RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)
CIN: U70101TN2007PLC064100
Statement of changes in equity as at 31 March 2026
(All amounts are in (₹) thousands, unless otherwise stated)

A Equity Share capital (Refer Note 12)

	No. of shares	Amount
Equity shares of ₹ 10 each issued, subscribed and fully paid		
Balance as at 01 April 2024	6,09,528	6,095.28
Changes during the year	-	-
Balance as at 31 March 2025	6,09,528	6,095.28
Changes during the year	-	-
Balance as at 31 March 2026	6,09,528	6,095.28

B Instrument entirely equity in nature (Refer Note 12.1)

	No. of shares	Amount
Fully and compulsorily convertible debentures of ₹ 100 each		
Balance as at 01 April 2024	1,65,54,86,800	16,55,486.80
Changes during the year	2,84,32,66,300	28,43,266.30
Balance as at 31 March 2025	4,49,87,53,100	44,98,753.10
Balance as at 01 April 2025	4,49,87,53,100	44,98,753.10
Changes during the year	-	-
Balance as at 31 March 2026	4,49,87,53,100	44,98,753.10

C Other equity (Refer note 13)

	Attributable to the owners of the Company				Total other equity
	Retained earnings	Equity component of - Optionally redeemable convertible debentures	Corporate guarantee given to fellow subsidiaries	Other equity	
Balance as at 01 April 2024	(34,37,687.51)	1,73,513.17	95,476.31	-	(31,68,698.03)
Loss for the year	(56,149.09)	-	-	-	(56,149.09)
Transferred to retained earnings	95,476.31	-	(95,476.31)	-	-
Total comprehensive loss	(33,98,360.29)	-	-	-	(32,24,847.12)
Issued during the year	-	-	-	-	-
Balance as at 31 March 2025	(33,98,360.29)	1,73,513.17	-	-	(32,24,847.12)
Balance as at 01 April 2025	(33,98,360.29)	1,73,513.17	-	-	(32,24,847.12)
Loss for the year	(30,039.55)	-	-	-	(30,039.55)
Re-measurement losses on defined benefit plans	(143.71)	-	-	-	(143.71)
Total comprehensive loss	(34,28,543.55)	-	-	-	(32,55,030.38)
Share based payment expense	-	-	-	327.30	327.30
Corporate guarantee given to fellow subsidiaries	-	-	(12,328.60)	-	(12,328.60)
Balance as at 31 March 2026	(34,28,543.55)	1,73,513.17	(12,328.60)	327.30	(32,67,031.68)

Material accounting policy information 3

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

As per our report of even date attached.

For **Walker Chandiok & Co. LLP**
Chartered Accountants
Firm's Registration Number: 001076N/N500013

Kunwar K

Kunwar K Khurana
Partner
Membership No. 555339

Place: Gurugram
Date: 19 May 2026

WALKER CHANDIOK & CO LLP ★ CHARTERED ACCOUNTANTS ★

For and on behalf of the Board of Directors of
RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited)

Mohit Singh
Director
DIN: 10616791

Place: Gurugram
Date: 19 May 2026

RGE Constructions and Development Limited ★

Surender Kumar
Director
DIN: 10616796

Place: Gurugram
Date: 19 May 2026

1 Background

RGE Constructions and Development Limited (formerly known as RGE Constructions and Development Private Limited) ("the Company") is a public company domiciled in India. The Company was incorporated on 25 June 2007. The CIN of the Company is U70101TN2007PLC064100 and the registered office of the Company is situated in tamilnadu, India. The Company is engaged in the business of real estate development.
The Company has been converted from Private Limited Company to Public Limited Company on 20 January 2026. Consequently, the name of the Company has been changed to RGE Constructions and Development Limited pursuant to a fresh certificate of incorporation issued by the Registrar of Companies dated 20 January 2026.

2 Basis of preparation and material accounting policy information

2.1 Statement of compliance

These financial statements of the Company are prepared in accordance with Indian Accounting Standards (Ind AS) as per Companies (Indian Accounting Standards) Rules, 2015 (as amended) notified under Section 133 of Companies Act 2013, (the 'Act') and other relevant provisions of the Act.

The financial statements were authorised for issue by the Company's Board of Directors on 19 May 2026. The revision to financial statements is permitted by Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.
The Company has consistently applied the following accounting policies to all periods presented in these financial statements.

2.2 Functional and presentation currency

The Company has presented financial statements in Indian Rupees (₹), which is also the Company's functional and presentation currency. All amounts have been rounded-off to the nearest thousands upto two places of decimals, unless otherwise indicated.

2.3 Basis of measurement

The Company has prepared financial statements on accrual and going concern basis under the historical cost.

2.4 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.
An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle.
- Held primarily for the purpose of trading.
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

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

The Company classifies all other liabilities as non-current.
Deferred tax assets and liabilities are classified as non-current assets and liabilities.

2.5 Use of estimates and judgements

In preparing these financial statements, the management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.
Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

A. Significant management judgement and estimates

Recognition of deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability that future taxable income will be available against which the deductible temporary differences and tax loss carry-forwards can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions (refer note 3.12 and note 28).

Useful life of Property, Plant and Equipment

Estimates the useful lives of assets based on expected usage, maintenance practices and redevelopment plans. Significant judgement is involved in assessing these lives, particularly considering project timelines and market dynamics (refer note 3.2 and note 4).

Impairment of financial 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 (refer note 3.6 (i) and note 32).

Impairment of non-financial assets

Management applies valuation techniques to determine the fair value of financial instruments. This involves developing estimates and assumptions consistent with how market participants would price the same. Information about the valuation techniques and inputs used in determining the fair value are disclosed in the notes to the financial statements (refer note 3.6 (ii)).

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RGE Constructions and Development Limited *

Provisions and contingencies
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 (refer note 3.7 and note 30)

Measurement of defined benefit obligations
The valuation of defined benefit obligations involves actuarial assumptions such as discount rates, salary escalation and employee attrition, which require management judgement. These assumptions are influenced by economic conditions and workforce trends (refer note 3.14 and note 33).

3 Material accounting policy information

3.1 Fair value measurement

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. The Company has an established control framework with respect to the measurement of fair values. Significant valuation issues are reported to the Company's board of directors.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:
Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. This note summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

Further, information about the assumptions made in measuring fair values is included in note 32.

3.2 Property, plant and equipment

i. Recognition and derecognition
The Company measures items of property, plant and equipment at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any. Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

ii. Subsequent expenditure
The Company capitalises subsequent expenditure only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

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ii. Depreciation

The Company calculates depreciation on cost of items of property, plant and equipment over their estimated useful lives using the straight-line method, and recognised in the statement of profit and loss.

The estimated useful lives of items of property, plant and equipment for the current and comparative periods are as follows:

Assets	Useful life as per Schedule II of Companies Act, 2013 (years)
Furniture	10 years
Office equipments	5 years
Vehicles	8 years

The Company reviews depreciation method, useful lives and residual values at each financial year-end and adjust if appropriate. Based on technical evaluation and consequent advice, the management believes that its estimates of useful lives as given above best represent the period over which management expects to use these assets.

3.3 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i. Recognition and initial measurement

All financial assets are recognised initially at fair value adjusted with transaction costs that are attributable to the acquisition of the financial asset except in the case of financial assets recorded at fair value through statement of profit and loss. However, trade receivables do not contain a significant financing component and are measured at transaction price.

Financial liabilities are classified as financial liabilities at fair value through statement of profit and loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

ii. Subsequent measurement

(i) Financial assets carried at amortised cost

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

(ii) Financial assets at fair value through other comprehensive income

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

Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognised in other comprehensive income.

(iii) Financial assets at fair value through statement of profit and loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through statement of profit and loss.

(iv) Financial liabilities

Financial liabilities are subsequently carried at amortised cost using the effective interest method, except for contingent consideration recognised in a business combination which is subsequently measured at fair value through statement of profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in statement of profit and loss when the liabilities are derecognised as well as through the effective interest rate amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included as finance costs in the statement of profit and loss.

iii. Financial guarantee contracts

A financial guarantee contract is a promise by one party (the guarantor) to another (the holder) to make payments if a specified debtor fails to meet their financial obligations as per the terms of contracts. Financial guarantee contracts are recognized as a financial liability at the time the guarantee is issued at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortization. The financial guarantee is recognised in profit and loss account over the tenure of the guarantee.

iv. 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.

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RGE Constructions and Development Limited *

v. Derecognition of financial instrument

A financial asset is primarily derecognised when:

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

(b) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement; and either (i) the Company has transferred substantially all the risks and rewards of the asset, or (ii) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive the cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

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

3.4 Inventories

Inventory comprises of stock of completely developed real estate properties and real estate properties under development. The inventory of the Company has been valued at the cost price or net realizable value whichever is lower.

Projects in progress represents cost incurred in respect of such area (including land) of the real estate development projects or cost incurred on projects, where revenue is yet to be recognised. Such project in progress includes cost of land/development cost of land, internal development costs, external development charges, construction costs, development/construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value ('NRV'), whichever is lower. Cost includes cost of land, brokerages, title search expenses and other directly attributable expenses.

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

3.5 Cash and cash equivalents

Cash and cash equivalents includes cash on hand and deposits held at call with financial institutions. Bank balances other than cash and cash equivalents includes unpaid dividend accounts and fixed deposits with maturity of more than three months but less than or equal to twelve months.

3.6 Impairment of assets

i. 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.

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.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due. The Company considers a financial asset to be in default when: (i) the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realizing security (if any is held); or (ii) the financial asset is 365 days or past due.

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Measurement of expected credit losses
Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).

Presentation of allowance for expected credit losses in the balance sheet
Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. For debt and securities at FVTOCI, the loss allowance is charged to profit or loss and its recognized in other comprehensive income.

ii. Impairment of non-financial assets
The Company's non-financial assets other than deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents smallest group of assets that generates cash inflows that are largely independent of the cash inflows or other assets or CGUs.
The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU (or the asset).

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the statement of profit and loss. In respect of assets for which impairment loss has been recognized in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists.
An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extend that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss has been recognized.

3.7 Provisions and contingent liabilities
The Company recognises provisions when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small. Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognized as interest expense.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. In the normal course of business, contingent liabilities may arise from litigation and other claims against the Company. Potential liabilities that are possible but not probable of crystallising or are very difficult to quantify reliably are treated as contingent liabilities. The Company does not recognise a contingent liability but discloses its existence in the financial statements.

3.8 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 with contract from customer
Revenue is recognized upon transfer of control of promised products at transaction price at an amount that reflects the consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognized to the extent it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

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

Revenue from sale of real estate properties
Revenue is recognized at a point in time with respect to sale of real estate properties, including land, plots, apartments, commercial properties, development rights as and when 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.

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.

3.9 Brokerage income

The Company earns brokerage income by facilitating rental/lease arrangements between property owners and tenants. The performance obligation is satisfied at a point in time, being when the Company successfully arranges and concludes a rental agreement between the parties.

Accordingly, rental brokerage income is recognised on an event basis, i.e., upon execution of the rental/lease agreement, when the Company has completed its service of arranging the transaction; the right to receive consideration is established; the amount of revenue can be measured reliably; and it is probable that the economic benefits will flow to the Company. Revenue is recognised only when there is no significant uncertainty regarding its ultimate collection. No brokerage income is recognised for incomplete or unexecuted rental arrangements as at the reporting date.

3.10 Interest income

Interest income is recognised on a time proportion basis as and when accrued. Interest income on financial instruments are recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of the asset.

3.11 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

3.12 Income taxes

Income tax comprises current and deferred tax. It is recognized in the statement of profit and loss except to the extent that it relates to an item directly recognized in equity or in other comprehensive income.

Current tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax also includes any tax arising from dividends.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax assets are recognized to the extent that it is probable that the underlying tax loss or deductible temporary difference will be utilized against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

The Company offsets, the current tax assets and liabilities (on a year on year basis) and deferred tax assets and liabilities, where it has a legally enforceable right and where it intends to settle such assets and liabilities on a net basis.

3.13 Earnings per share

The basic earnings per share is computed by dividing the net profit/(loss) attributable to owner's of the Company for the year by the weighted average number of equity shares outstanding during reporting period.

The number of shares used in computing diluted earnings/(loss) per share comprises the weighted average shares considered for deriving basic earnings/ (loss) per share and also the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per share, only potential equity shares that are dilutive and which either reduces earnings per share or increase loss per share are included.

3.14 Employee benefits

a) Defined contribution plan

The Company pays provident fund contributions to publicly administered provident funds as per local regulations. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognized as employee benefit expense when they are due.

b) Defined benefit plans

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 gratuity plan provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of the employment. The Company's liability is actuarially determined (using the Projected Unit Credit method) at the end of each year. This is based on standard rates of inflation, salary growth rate and mortality. Current service cost and interest cost are recognised immediately in the statement of profit and loss. Actuarial gains/ losses resulting from re-measurements of the liability are included in other comprehensive income.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

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c) Short-term benefit plans

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized and measured at the amounts expected to be paid when the liabilities are settled. Short-term employee benefit obligations are measured on an undiscounted basis. The liabilities are presented as current employee benefit obligations in the balance sheet.

Compensated absence, which is a short term defined benefit, is accrued based on a full liability method based on current salaries at the balance sheet date for unexpired portion of leave.

3.15 Convertible debentures

Convertible debentures are separated into liability and equity components based on the terms of the contract.

On issuance of the convertible debentures, the fair value of the liability component is determined using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in equity since conversion option meets Ind AS 32 criteria for conversion right. Transaction costs are deducted from equity, net of associated income tax. The carrying amount of the conversion option is not re-measured in subsequent years.

Transaction costs are apportioned between the liability and equity components of the convertible debentures based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

3.16 i) Recent accounting pronouncement

Ministry of Corporate Affairs ("MCA") notified new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules 2015, as issued from time to time.

(i) Amendments to Ind AS 21 – Lack of exchangeability

MCA via notification dated 07 May 2025, announced amendments to Ind AS 21, The effects of Changes in Foreign Exchange Rates, to specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments do not have a material impact on the Company's financial statements.

(ii) Amendments to Ind AS 1 – Classification of liabilities as current or non-current liabilities with covenants

MCA via notification dated 13 August 2025 announced amendments to Ind AS 1, Presentation of Financial Statements, which elaborate on guidance set out in Ind AS 1 by:

1. Clarifying that the right to defer settlement of a liability for at least 12 months after the reporting period;
   a) Must have substance; and
   b) Must exist at the end of the reporting period;
2. Stating that management's expectations around whether the settlement of a liability would be deferred or not, does not impact the classification of the liability;
3. Including requirements of liabilities that can be settled using an entity's own instruments; and
4. Stating that at the reporting date, the entity does not consider covenants that will need to be complied with in the future when considering the classification of the debt as current and non-current.

In addition an entity is required to disclose when a liability arising from a loan agreement is classified as non-current and the entity's right to defer settlement is contingent on compliance with future covenants within twelve months.

The amendments do not have a material impact on the Company's financial statements.

(iii) Amendments to Ind AS 7 and Ind AS 107 – Supplier finance arrangements

MCA via notification dated 13 August 2025 announced amendments to Ind AS 7, Statement of Cash Flors and Ind AS 107, Financial Instrument: Disclosures and which introduced disclosure requirements with the objective to enable users of financial statements to assess how supplier finance arrangements affects an entity's liabilities, cashflows and exposure to liquidity risk.

The amendments do not have a material impact on the Company's financial statements.

(iv) Amendments to Ind AS 12 – International tax reform – pillar two model rules

MCA via notification dated 13 August 2025 announced amendments to Ind AS 12, Income taxes, which includes:

1. A temporary exception to the recognition and disclosure of deferred taxes arising from the implementation of the pillar two model rules; and
2. Additional disclosure requirements targeted at a reporting entity's exposure to income taxes in period in which the pillar two model legislation is enacted or substantively enacted but not yet in effect.

The amendments do not have a material impact on the Company's financial statements.

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Standards notified but not yet effective

During the year ended 31 March 2026, MCA has notified following new standards or amendments to the existing standards applicable to the Company:

(i) Amendments to Ind AS 1 - Classification of liabilities as current or non-current liabilities with covenants
Paragraph 74 of Ind AS 1 currently effective for the year ended 31 March 2026 requires the entity not to classify the liability as current, if there is a breach of a material covenant of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, however, the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

MCA vide notification dated 13 August 2025, has introduced amendment under paragraph 74 of Ind AS 1 which required the entity to classify the liability under the aforementioned situation because, at the end of the reporting period, it does not have the right to defer its settlement for at least twelve months after that date. Such amendment has been made effective for annual reporting period beginning on or after 01 April 2026 retrospectively in accordance with Ind AS 8.

The amendment is not expected to have a material impact on the Company's financial statements.

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

4 Property, plant and equipment

	Furniture	Office equipments	Vehicles	Total
Gross block				
Balance as at 01 April 2024	29.43	1,307.37	1,667.12	3,003.92
Additions	-	-	-	-
Deletions	-	-	-	-
Balance as at 31 March 2025	**29.43**	**1,307.37**	**1,667.12**	**3,003.92**
Balance as at 01 April 2025	29.43	1,307.37	1,667.12	3,003.92
Additions	-	-	-	-
Deletions	-	-	-	-
Balance as at 31 March 2026	**29.43**	**1,307.37**	**1,667.12**	**3,003.92**
Accumulated depreciation				
Balance as at 01 April 2024	29.43	1,307.37	1,442.99	2,779.79
Additions	-	-	67.13	67.13
Deletions	-	-	-	-
Balance as at 31 March 2025	**29.43**	**1,307.37**	**1,510.12**	**2,846.92**
Balance as at 01 April 2025	29.43	1,307.37	1,510.12	2,846.92
Additions	-	-	157.00	157.00
Deletions	-	-	-	-
Balance as at 31 March 2026	**29.43**	**1,307.37**	**1,667.12**	**3,003.92**
Net Block				
As at 31 March 2025	-	-	157.00	157.00
As at 31 March 2026	-	-	-	-

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5 Other non-current financial assets

	As at 31 March 2026	As at 31 March 2025
Unsecured, considered good		
Security deposits	-	83.00
Financial guarantee asset	-	1,890.22
	-	**1,973.22**

6 Non-current tax assets, net

Advance income tax, net of provision for taxation ₹ Nil (31 March 2025: ₹ Nil)	736.16	1,805.81
	736.16	**1,805.81**

7 Other non-current assets
Unsecured considered good

Deposit with statutory authorities	39,450.40	39,450.40
	39,450.40	**39,450.40**

8 Inventories
(valued at lower of cost and net realizable value)

Stock of constructed property	13,124.57	19,933.03
Real estate properties under development	23,32,253.28	23,04,047.03
	23,45,377.85	**23,23,980.06**

*The company has created first ranking exclusive charge by way of hypothecation over certain project assets of the Company in favour of IDBI Trusteeship services limited for the listed non- convertible debentures issued by a fellow subsidiary company Lucina Land Development Limited. (Also refer note 30 (B))

9 Cash and cash equivalents

Balances with banks:		
- in current accounts	620.82	8.90
Cash on hand	2.42	88.04
	623.24	**96.94**

10 Other current financial assets
Unsecured, considered good

Other receivables	825.00	-
Financial guarantee assets	-	667.14
	825.00	**667.14**

11 Other current assets
Unsecured, considered good

Advance to suppliers	-	2,949.75
Balance with government authorities	1,89,328.00	1,86,832.73
	1,89,328.00	**1,89,782.48**

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12 Equity share capital

(a) Equity share capital

Authorised		
800,000 (31 March 2025: 800,000) Class 'A' equity shares of ₹ 10 each	8,000.00	8,000.00
200,000 (31 March 2025: 200,000) Class 'B' equity shares (having differential rights) of ₹ 10 each	2,000.00	2,000.00
	10,000.00	**10,000.00**
Issued, subscribed and paid-up		
506,057 (31 March 2025: 506,057) Class 'A' equity shares of ₹ 10 each, fully paid up	5,060.57	5,060.57
103,471 (31 March 2025: 103,471) Class 'B' equity shares (having differential rights) of ₹ 10 each, fully paid up	1,034.71	1,034.71
	6,095.28	**6,095.28**

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year

	As at 31 March 2026		As at 31 March 2025	
	No.of Shares	**Amount**	**No.of Shares**	**Amount**
Class 'A' equity shares				
Number of equity shares outstanding at the beginning of the year	5,06,057	5,060.57	5,06,057	5,060.57
Add: Shares issued during the year	-	-	-	-
Number of equity shares outstanding at the end of the year	**5,06,057**	**5,060.57**	**5,06,057**	**5,060.57**
Class 'B' equity shares (having differential rights)				
Number of equity shares outstanding at the beginning of the year	1,03,471	1,034.71	1,03,471	1,034.71
Add: Shares issued during the year	-	-	-	-
Number of equity shares outstanding at the end of the year	**1,03,471**	**1,034.71**	**1,03,471**	**1,034.71**

(c) Details of shareholders holding more than 5% shares in the Company

	As at 31 March 2026		As at 31 March 2025	
	No. of Shares	**% held**	**No. of Shares**	**% held**
Class 'A' equity shares				
Embassy Developments Limited	5,06,057	100.00%	5,06,057	100.00%
Class 'B' equity shares				
Embassy Developments Limited	1,03,471	100.00%	1,03,471	100.00%

(d) Rights, preferences and restrictions of each class of share capital

Class 'A' equity shares

Class 'A' equity shares mean the equity shares of face value of ₹ 10 (Rupees ten) each in the share capital of the company, each such equity share having one vote per equity share. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

Class 'B' equity shares*

Class 'B' equity shares shall mean the equity shares of face value of ₹ 10 (Rupees ten) each in the share capital of the company with differential voting rights in accordance with the provisions of the Companies Act (Differential Voting Rights) Regulations, each such equity share having no rights attached to them except the voting rights at one vote per equity share.

***Conversion of Class 'B' equity shares into Class 'A' equity shares**

Class 'B' equity shares (face value - ₹ 10) are to be converted into Class 'A' equity shares (face value - ₹ 10), at par, at the time of project completion.

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(e) Details of shareholding of Promoters

Disclosure of shareholding of promoters is as follows :

	Number of shares	% of Total Shares	% Change during the year
As at 31 March 2026			
Class 'A' equity shares			
Embassy Developments Limited	5,06,057	100.00%	-
Class 'B' equity shares			
Embassy Developments Limited	1,03,471	100.00%	-
As at 31 March 2025			
Class 'A' equity shares			
Embassy Developments Limited	5,06,057	100.00%	-
Class 'B' equity shares			
Embassy Developments Limited	1,03,471	100.00%	-

(f) Buy back of shares and shares allotted by way of bonus shares

There are no bonus shares issued, shares issued for consideration other than cash and shares bought back during the period of five years immediately preceeding the reporting date.

12.1 Instrument entirely equity in nature

(a) Instruments entirely equity in nature	As at 31 March 2026	As at 31 March 2025
44,987,531 (31 March 2025: 44,987,531), Fully and compulsorily convertible debentures of ₹ 100 each	44,98,753.10	44,98,753.10
	44,98,753.10	**44,98,753.10**

(b) Reconciliation of the number of debentures outstanding at the beginning and at the end of the reporting year

	As at 31 March 2026		As at 31 March 2025	
Fully and compulsorily convertible debentures of ₹ 100 each	**No. of Shares**	**Amount**	**No.of Shares**	**Amount**
Number of debenture outstanding at the beginning of the year	4,49,87,531	44,98,753.10	1,65,54,868	16,55,486.80
Add: Debenture issued during the year	-	-	2,84,32,663	28,43,266.30
Number of debenture outstanding at the end of the year	**4,49,87,531**	**44,98,753.10**	**4,49,87,531**	**44,98,753.10**

(c) Details of shareholders holding more than 5% debenture in the Company

Fully and compulsorily convertible debentures of ₹ 100 each (Unsecured)	No. of shares	% of Total shares	% of Total shares	% of holding
Embassy Developments Limited	4,49,87,531	100.00%	4,49,87,531	100.00%

(d) Rights, preferences and restrictions of debentures

Terms, rights attached to Fully and compulsorily convertible debentures

The Company has issued fully and compulsorily convertible debentures (FCCDs) to the investor and sponsor on 04 September 2007 for a tenor of 6 years, carrying a coupon rate of 14% p.a., which was revised to 0% p.a. from FY 2015-16 onwards. The FCCDs were initially due for conversion on 03 September 2013; however, with the consent of the holders, the tenure and conversion date have been extended from time to time, most recently up to 31 March 2027, with such extensions duly approved by the Board of Directors and shareholders.

The existing FCCDs (16,554,868 debentures of ₹ 100 each) are convertible into 10 Class 'A' equity shares for each debenture held at par and are due for conversion on 31 March 2027. Further, FCCDs issued during the year ended 31 March 2025 (28,432,663 debentures of ₹ 100 each) are convertible into 10 Class 'A' equity shares for each debenture held at par and are due for conversion on 03 April 2035.

(e) Details of shareholding of Promoters

	No. of shares	% of Total shares	% Change during the year
As at 31 March 2026			
Fully and compulsorily convertible debentures of ₹ 100 each (Unsecured)			
Embassy Developments Limited	4,49,87,531	100.00%	-
As at 31 March 2025			
Fully and compulsorily convertible debentures of ₹ 100 each (Unsecured)			
Embassy Developments Limited (refer note below)	4,49,87,531	100.00%	-

(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

12.1 Instrument entirely equity in nature (Cont'd)

Note: On 03 April 2024, the Company issued 28,432,663 additional FCCDs of ₹100 each to Embassy Realty Ventures Limited by conversion of inter-corporate deposit and interest accrued thereon. Subsequently, on 04 April 2024, the entire FCCDs (both existing and newly issued) were transferred to Embassy Property Developments Private Limited. Further, on 24 May 2024, Embassy Property Developments Private Limited transferred the said FCCDs to Embassy Developments Limited.

13 Other equity

	As at 31 March 2026	As at 31 March 2025
(a) Retained earnings		
Opening balance at the beginning of the year	(33,98,360.29)	(34,37,687.51)
Add: transferred from equity component on corporate guarantee	-	95,476.31
Add: Loss for the year	(30,039.55)	(56,149.09)
Add: Re-measurement losses on defined benefit plans	(143.71)	-
Closing balance at the end of the year	**(34,28,543.55)**	**(33,98,360.29)**
(b) Other equity		
Opening balance at the beginning of the year	-	-
Add: Share based payment expense	327.30	-
Closing balance at the end of the year	**327.30**	**-**
(c) Equity component of optionally redeemable convertible debentures (refer note 16)		
Opening balance at the beginning of the year	1,73,513.17	1,73,513.17
Add: Issued during the year	-	-
Closing balance at the end of the year	**1,73,513.17**	**1,73,513.17**
(d) Corporate guarantee given to fellow subsidiaries		
Opening balance at the beginning of the year	-	95,476.31
Add: Issued during the year	(12,328.60)	-
Add: Transferred to retained earnings	-	(95,476.31)
Closing balance at the end of the year	**(12,328.60)**	**-**
Total other equity	**(32,67,031.68)**	**(32,24,847.12)**

Nature and purpose of other reserves:

(a) Retained earnings:

The cumulative gain or loss arising from the operations which is accumulated under the heading of retained earnings. At the end of the year, the profit/ (loss) after tax is transferred from the statement of profit and loss to the retained earnings.

(b) Other equity

This pertains to shares reserved for issue under the Employee Stock Option Plan (ESOP) of the Holding Company.

(c) Equity component of optionally redeemable convertible debentures

It includes equity portion of Optionally convertible debentures issued to Embassy Developments Limited. (refer note 16)

(d) Corporate guarantee given to fellow subsidiaries:

It includes equity portion of the corporate guarantee given by the Company for the debentures issued by a Fellow subsidiary.

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14 Other non-current financial liabilities	**As at 31 March 2026**	**As at 31 March 2025**
Financial guarantee liabilities	4,508.43	1,451.22
Amount payable to association*	40,413.06	40,413.06
	44,921.49	**41,864.28**

*The Company is involved in legal proceedings initiated by the Embassy Residency Apartment Owners Association (ERAOA) before Tamil Nadu Real Estate Regulatory Authority (TNRERA) in relation to completion of the clubhouse and refund of corpus amounts collected from apartment owners. ERAOA preferred an appeal and the matter has been remanded to TNRERA and is currently reserved for orders.

15 Non-current provisions		
Provision for gratuity	858.73	234.17
Provision for compensated absences	756.70	438.33
	1,615.43	**672.50**

16 Current borrowings		
Unsecured:		
Liability component of optionally redeemable convertible debentures (2,008,644 debentures of ₹ 100 each) (31 March 2025: 2,008,644 Debentures of ₹ 100 each) (Refer note (a) below)	2,00,864.40	1,98,704.00
Loans from related parties (Refer note (b) below)	8,44,435.53	7,82,593.16
	10,45,299.93	**9,81,297.16**

Note (a):

Conversion Terms	**Date of conversion**	**Rate of conversion**
Optionally redeemable convertible debentures (20,08,644 debentures of ₹ 100 each)	March 31, 2027	10 Class 'A' equity shares for 1 debenture held, at par

The optionally redeemable convertible debentures (ORCDs) were issued to the sponsor on 04 September 2007 for a tenor of 6 years at a coupon rate of 14% p.a., and were due for conversion on 03 September 2013. The coupon rate was revised to 0% p.a. from financial year 2015–16 onwards. Subsequently, with the Investor's consent, the conversion date was extended periodically upto 30 April 2022, and till 30 April 2025, and till 30 April 2026, most recently up to 31 March 2027, as approved by the Board of Directors and shareholders through resolutions passed on 06 February 2026 and 11 February 2026, respectively.

Note (b): Carrying nil rate of interest and repayable on demand. (Refer note 31)

17 Trade payables		
Trade payables		
- Total outstanding dues of micro and small enterprises (refer note (b) below)	472.00	4,184.05
- Total outstanding dues of creditors other than micro and small enterprises (refer note (a) below)	1,14,890.32	1,13,904.93
	1,15,362.32	**1,18,088.98**
(a) Note		
- To related parties (refer note 31)	1,07,796.35	95,310.18
- To others	7,093.97	18,594.75
	1,14,890.32	**1,13,904.93**

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

(b) Dues to micro enterprises and small enterprises

	As at 31 March 2026	As at 31 March 2025
1. The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	472.00	4,184.05
2. The amount of interest paid by the Company in terms of Section 16 of the MSMED Act, along with the amounts of the payment made to the supplier beyond the appointed day during the year*;	-	-
3. 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 the MSMED Act.	-	-
4. The amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
5. 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 of a deductible expenditure under Section 23 of the MSMED Act.	-	-

* No interest has been paid by the Company during the year. The Company has not received any claim for interest during the year ended 31 March 2026 and 31 March 2025.

(c) Outstanding for following periods from due date of payments

	Unbilled dues	Less than 1 year	1 year to 2 years	2 year to 3 years	More than 3 years	Total
As at 31 March 2026						
Dues to micro and small enterprises	-	472.00	-	-	-	**472.00**
Dues to creditors other than micro and small enterprises	5,152.61	11,968.34	27,013.77	300.00	70,455.60	**1,14,890.32**
As at 31 March 2025						
Dues to micro and small enterprises	-	4,184.05	-	-	-	**4,184.05**
Dues to creditors other than micro and small enterprises	4,322.84	31,959.34	678.07	14.00	76,930.68	**1,13,904.93**

	As at 31 March 2026	As at 31 March 2025
18 Other financial liabilities		
Interest accrued but not due		
- on FCCDs to related parties (Refer note 31)	9,039.33	9,039.33
- on ORCDs to related parties (Refer note 31)	96,937.66	96,937.66
Other payables	-	92.54
Financial guarantee liabilities	4,985.99	1,000.97
Employee benefits payable	1,752.09	2,996.42
Retention dues	3,893.35	4,322.85
	1,16,608.42	**1,14,389.77**
19 Current provisions		
Provision for gratuity	4.50	1.07
Provision for compensated absences	156.16	6.28
	160.66	**7.35**
20 Other current liabilities		
Advance received from customers	13,942.68	20,751.14
Statutory dues	613.02	840.61
	14,555.70	**21,591.75**

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

21 Revenue from operations		**Year ended 31 March 2026**	**Year ended 31 March 2025**
Revenue from sale of real estate properties		6,808.46	6,250.00
		6,808.46	**6,250.00**

(a) Disaggregation of revenue

The disaggregated revenues from contracts with customers by customer type and contract type best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

	Time of revenue recognition		
Proceeds from sale of real estate properties	Point in time	6,808.46	6,250.00
		6,808.46	**6,250.00**

(b) Net revenues based on customer are as follows:		
Related parties	-	-
Other parties	6,808.46	6,250.00
	6,808.46	**6,250.00**
(c) Contract liabilities		
Advance received from customers (refer note 20)	13,942.68	20,751.14
	13,942.68	**20,751.14**
(d) Significant changes in contract liabilities balance during the year		
Advances received from customers		
Opening balance	20,751.14	27,001.14
Additions during the year	-	-
Adjustment on account of revenue recognized during the year	(6,808.46)	(6,250.00)
Closing balance	**13,942.68**	**20,751.14**
22 Other income		
Interest income		
- on fixed deposit	-	480.49
- on tax refund	659.74	5,630.42
Other non-operating income		
Financial guarantee income	2,729.02	271.95
Brokerage income	1,137.70	1,492.23
Liabilities written back	5,381.76	5,975.36
Miscellaneous income	1,374.93	-
	11,283.15	**13,850.45**
23 Cost of properties sold		
Cost incurred during the year	28,206.25	4,980.77
	28,206.25	**4,980.77**
Changes in inventories		
Inventories at the end of the year		
- Project in progress	(23,45,377.85)	(23,23,980.06)
Inventories at the beginning of the year		
- Project in progress	23,23,980.06	23,23,937.55
	(21,397.79)	**(42.51)**

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

	Year ended 31 March 2026	Year ended 31 March 2025
24 Employee benefits expense		
Salaries and wages	20,890.28	14,665.65
Contribution to provident and other funds	1,124.80	79.00
Staff welfare expense	628.44	4.49
Share based payment expense	327.30	-
	22,970.82	**14,749.14**
25 Finance costs		
Interest expense on		
- debentures	2,160.40	49,842.43
- dues to micro enterprise and small enterprises	-	50.42
Financial guarantee expenses	-	166.78
	2,160.40	**50,059.63**
26 Depreciation expense		
Depreciation of property, plant and equipment (Refer note 4)	157.00	67.13
	157.00	**67.13**
27 Other expenses		
Bank charges	2.32	515.26
Maintenance charges	10,237.31	173.47
Communication expenses	36.65	37.90
Audit fees (refer note 27(a) below)	1,798.50	750.00
Professional charges	1,050.20	2,570.76
Rates and taxes	92.05	267.44
Electricity charges	882.01	461.66
Insurance charges	13.22	207.75
Security charges	547.79	389.20
Balance written off	242.49	9.70
Travelling and conveyance	1,099.62	258.40
Miscellaneous expenses	32.32	793.86
	16,034.48	**6,435.38**
27 (a) Payment to auditor		
Auditors remuneration		
- for statutory audit fees	1,721.50	750.00
- for out of pocket expenses	77.00	-
	1,798.50	**750.00**

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

28 Taxes

A. Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate:

	As at 31 March 2026	As at 31 March 2025
Loss before tax	**(30,039.55)**	**(56,149.09)**
Tax at the Indian tax rate of 25.168% (31 March 2025: 25.168%)	25.168%	25.168%
Computed expected tax expense	(7,560.35)	(14,131.60)
Effect of:		
Tax impact of items which will never be allowed/not considered as income	(143.11)	6,306.65
Unused tax loss for which deferred tax is not recognised	7,703.46	7,824.95
Income tax expense reported in the statement of profit and loss	-	-

B. Expiration of losses carried forward

Deferred tax assets have not been recognised in respect of the following items, as it is not probable that future taxable profit will be available against which the Company can use the benefits therefrom:

	As at 31 March 2026	As at 31 March 2025
Unused tax losses		
31 March 2033	16,893.62	16,893.62
31 March 2034	31,811.69	-
	48,705.31	16,893.62

Notes:

i) The Company has unabsorbed depreciation loss of ₹ 1,651.98 (31 March 2025: ₹ 1,362.98) which can be carried forward indefinitely.

29 Earnings per share ('EPS')

The Company's Earnings per Share ("EPS") is determined based on the net loss attributable to the shareholders. 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 equity shares and dilutive potential equity shares outstanding during the year, except where the results would be anti-dilutive

i. Reconciliation of earnings used in calculating earnings per share:	As at 31 March 2026	As at 31 March 2025
Loss attributable to equity holders	(30,039.55)	(56,149.09)
Total loss attributable to equity holders	**(30,039.55)**	**(56,149.09)**
ii. Reconciliation of basic and diluted shares used in computing earnings per share		
Number of equity shares at the beginning of the year (Class A)	5,06,057	5,06,057
Add:		
Number of equity shares issued during the year	-	-
Fully and compulsorily convertible debentures	4,49,87,531	4,49,87,531
Number of equity shares for basic EPS	**4,54,93,588**	**4,54,93,588**
Number of equity shares at the beginning of the year (Class B)*	1,03,471	1,03,471
Optionally redeemable convertible debentures (20,08,644 debentures of ₹ 100 each)**	20,08,644	20,08,644
Number of equity shares for diluted EPS	**4,76,05,703**	**4,76,05,703**
iii. Earnings per equity share:		
Basic	(0.66)	(1.23)
Diluted	(0.66)	(1.23)

*The Company has issued Class 'B' equity shares (face value - ₹ 10) having differential rights (only having the right to vote but no other rights of equity shareholders, including right to dividend, rights at winding up and at repayment of capital or otherwise). These shares are convertible into Class 'A' equity shares, at par, at the time of project completion. Therefore, Class 'B' equity shares are considered only for diluted EPS computation and not basic EPS computation.

**The Optionally redeemable convertible debentures are not considered as potential equity shares while computing diluted EPS, as the Company incurred losses during the year ended 31 March 2026 and the year ended 31 March 2025 which makes the potential shares anti-dilutive.

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

30 Contingent liabilities and capital commitments

	As at 31 March 2026	As at 31 March 2025
A. Contingent liabilities		
Claims against the company not acknowledged as debt:		
- Other tax matters [note (i to iv)]	2,27,529.26	2,27,529.26

Notes:

i) The Company has received a goods and services tax demand amounting to ₹ 203,090.81 (plus applicable interest and penalty) in respect of ineligible Input tax credit availed, relating to financial years 2017-18, 2018-19, 2019-20. A deposit of ₹ 20,309.08 has been made by the Company under protest for the litigation. Based on a detailed evaluation of the facts and circumstances, the management believes that the ultimate outcome of these proceedings is expected to be favourable to the Company. Accordingly, no provision has been considered necessary in the financial statements in this regard.

ii) The Company has received a a goods and services tax demand amounting to ₹ 7,012.69 (plus applicable interest and penalty) in respect of input tax credit mismatch as per goods and services tax portal relating to financial year 2019-20. The appeal filed before the first appellate authority is pending. A pre-deposit of ₹ 701.26 has been made by the Company under protest for the litigation. Based on a detailed evaluation of the facts and circumstances, the management believes that the ultimate outcome of these proceedings is expected to be favourable to the Company. Accordingly, no provision has been considered necessary in the financial statements in this regard.

iii) An appeal is pending before CESTAT against a service tax demand of ₹ 6,673.07 (plus applicable interest and penalty) related to alleged non-payment of service tax on corpus, club membership, maintenance charges and miscellaneous income relating to financial years 2015-16, 2016-17 and 2017-18. A pre-deposit of ₹ 667.31 has been made by the Company under protest for the litigation. Based on a detailed evaluation of the facts and circumstances, the management believes that the ultimate outcome of these proceedings is expected to be favourable to the Company. Accordingly, no provision has been considered necessary in the financial statements in this regard.

iv) An appeal is pending before CESTAT against a service tax demand of ₹ 10,752.69 (plus applicable interest and penalty) related to alleged non-payment service tax on corpus, club membership, maintenance charges and miscellaneous income relating to financial years 2010-11, 2011-12, 2012-13, 2013-14 and 2014-15. A pre-deposit of ₹ 2,177.46 has been made by the Company under protest for the litigation. Based on a detailed evaluation of the facts and circumstances, the management believes that the ultimate outcome of these proceedings is expected to be favourable to the Company. Accordingly, no provision has been considered necessary in the financial statements in this regard.

B. Corporate guarantee and security
The company has given corporate guarantee in respect of listed non-convertible debentures issued by Lucina Land Development Limited (a fellow subsidiary), along with its holding company and other fellow subsidiary companies, of ₹ 9,500,000.00 during the year ended 31 March 2026. The outstanding amount of this listed non-convertible debenture is ₹ 5,700,000.00 as on 31 March 2026 (₹ 1,100,000.00 as on 31 March 2025). The corporate guarantee is unconditional, irrevocable and continuous to remain in force until the full repayment of listed non-convertible debentures. As on 31 March 2026, no liability has been crystallized under this agreement.

C. Capital commitments
Further, there are no commitments as on 31 March 2026 and 31 March 2025.

31 Related Party Transactions

(i) Related parties with whom transactions have taken place during the year:

(a) Enterprises and individuals where control exists

Embassy Property Developments Private Limited (w.e.f. 03 April 2024 till 23 May 2024)	Holding Company
Embassy Developments Limited (w.e.f. 24 May 2024)	Holding Company
Embassy Realty Ventures Limited (Till 02 April 2024)	Holding Company

(b) Other related parties with whom transactions have taken place during the year

Fellow subsidiaries of enterprise who exercise control

Citra Properties Limited	Fellow subsidiary
Lucina Land Development Limited	Fellow subsidiary
Sky Forest Projects Limited	Fellow subsidiary

Key management personnel (KMP)

Abhishek Rajninath Surve	Director
Mohit Singh	Director
Surender Kumar	Director

Other entities (Entities where KMP, KMP of the Holding Company or relatives of the KMP are in common or exercise significant influence/control)
Embassy Services Private Limited
Embassy Property Development Private Limited
Technique Control Facility Management Private Limited
Collaborative Workspace Consultants LLP

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

31 Related Party Transactions (Cont'd)

(ii) Details of related party transactions during the year

		Year ended 31 March 2026	Year ended 31 March 2025
Borrowings taken/(repaid), net	Embassy Developments Limited	37,381.99	-
	Embassy Realty Ventures Limited	-	(26,34,108.88)
	Citra Properties Limited	(7,82,593.16)	7,82,593.16
	Sky Forest Projects Limited	8,07,053.53	-
Interest paid	Embassy Realty Ventures Limited	-	4,55,094.55
Fully and compulsorily convertible debentures issued	Embassy Developments Limited	-	28,43,266.30
Cost of construction	Technique Control Facility Management Private Limited	952.00	-
	Embassy Services Private Limited	3,565.21	-
Other expenses - maintenance charges	Embassy Services Private Limited	22.00	91.48
	Technique Control Facility Management Private Limited	7,312.86	175.75
	Embassy Developments Limited	-	6,309.68
Other expenses - professional fees	Collaborative Workspace Consultants LLP	-	320.00

(iii) Amount outstanding as at the balance sheet date :

		As at 31 March 2026	As at 31 March 2025
Inter corporate deposit	Citra Properties Limited	-	7,82,593.16
	Embassy Developments Limited	37,381.99	-
	Sky Forest Projects Limited	8,07,053.53	-
Fully and compulsorily convertible debentures (FCCD)	Embassy Developments Limited	44,98,753.10	44,98,753.10
Optionally redeemable convertible debentures (ORCD)	Embassy Developments Limited	3,74,377.57	3,72,217.17
Interest accrued but not due:			
On FCCD	Embassy Property Development Private Limited	9,039.33	9,039.33
On ORCD	Embassy Property Development Private Limited	96,937.66	96,937.66
Trade payables	Embassy Developments Limited	20,697.02	20,697.02
	Embassy Property Development Private Limited	74,440.36	74,440.36
	Embassy Services Private Limited	3,242.69	-
	Technique Control Facility Management Private Limited	9,243.48	-
	Collaborative Workspace Consultants	172.80	172.80
Other payables	Embassy Realty Ventures Limited	-	92.54
Vendor Advance	Technique Control Facility Management Private Limited	-	96.34

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(iv). During the previous year, on 03 April 2024 the entire holdings in Fully and Compulsorily Convertible Debentures (FCCDs) and Optionally Redeemable Convertible Debentures (ORCDs) of the Company were transferred to Embassy Property Developments Private Limited.

Further, the intercorporate deposit (ICD) amounting to ₹ 2,388,171.78, along with accrued interest of ₹ 455,094.55, due to Embassy Realty Ventures Limited, was also assigned to Embassy Property Developments Private Limited. The aggregate balance so transferred was subsequently converted into 28,432,663 Fully and Compulsorily Convertible Debentures (FCCDs) of ₹ 100 each issued by Embassy Property Developments Private Limited.

Subsequently, on 24 May 2024, Embassy Property Developments Private Limited transferred the entire holding of such debentures (including FCCDs and ORCDs) pertaining to the Company to Embassy Developments Limited.

(v). Embassy Developments Limited ('Ultimate Holding Company') has given financial support to the Company to meet its financial commitments for 12 months from the date of these financial statements.

(vi). The company has given corporate guarantee in respect of listed non-convertible debentures issued by Lucina Land Development Limited (a fellow subsidiary), along with its holding company and other fellow subsidiary companies, of ₹ 9,500,000.00 during the year ended 31 March 2026. The outstanding amount of this listed non-convertible debenture is ₹ 5,700,000.00 as on 31 March 2026 (₹ 1,100,000.00 as on 31 March 2025).

The transactions have been presented at gross values and further, the accounting for such guarantee given has been done as per Ind AS 109 read with ITFG 16.

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

32 Financial instruments:

A. Accounting classification and fair value

The carrying value and fair value of financial instruments by categories are as below:

As at 31 March 2026	Note	Carrying value	Fair value			Total
			Level 1	Level 2	Level 3	
Financial assets measured at amortised cost:						
Cash and cash equivalents	9	623.24	-	-	-	623.24
Other current financial assets	10	825.00	-	-	-	825.00
		1,448.24	-	-	-	**1,448.24**
Financial liabilities measured at amortised cost:						
Borrowings (Non-current and current)	16	10,45,299.93	-	-	-	10,45,299.93
Trade payables	17	1,15,362.32	-	-	-	1,15,362.32
Other financial liabilities	14, 18	1,61,529.91				1,61,529.91
		13,22,192.16	-	-	-	**13,22,192.16**

As at 31 March 2025		Carrying value	Fair value			Total
			Level 1	Level 2	Level 3	
Financial assets measured at amortised cost:						
Cash and cash equivalents	9	96.94	-	-	-	96.94
Other current financial assets	5, 10	2,640.36	-	-	-	2,640.36
		2,737.30	-	-	-	**2,737.30**
Financial liabilities measured at amortised cost:						
Borrowings (Non-current and current)	16	9,81,297.16	-	-	-	9,81,297.16
Trade payables	17	1,18,088.98	-	-	-	1,18,088.98
Other financial liabilities	14, 18	1,56,254.05	-	-	-	1,56,254.05
		12,55,640.19	-	-	-	**12,55,640.19**

The Company has not disclosed the fair values for financial instruments such as loans, cash and cash equivalents, other financial assets, other financial liabilities and trade payables because their carrying amounts are a reasonable approximation of fair value.

The borrowings of the Company do not have any comparable instrument having the similar terms and conditions with related security being mortgaged and hence the carrying value of the borrowings represents the best estimate of fair value.

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

32 Financial instruments (Cont'd)

Financial risk management

The Company's financial assets majorly comprise of cash & cash equivalents and other financial assets. The Company's financial liabilities majorly comprises of borrowings, trade payables and other financial liabilities.

The Company is exposed to credit risk, liquidity risk and currency risk arising out of operations and the use of financial instruments. The Board of directors have overall responsibility for establishment and review of the Company's risk management framework.

(i) Risk management framework

The Company's Board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company's management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

(ii) Credit risk

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

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

The Company limits its exposure to credit risk by maintaining bank balances only with counterparties that have good credit rating. The Company invests as per the guidelines approved by the Board to mitigate this risk. Cash is placed with reputable banks and the risk of default is considered remote. Management does not expect any of its counterparties to fail to meet its obligations.

	Period ended	Asset group	Estimated gross carrying amount at default	Expected credit losses	Carrying amount, net of impairment provision
Loss allowance measured at 12 month expected credit loss (Financial assets for which credit risk has not increased significantly since initial recognition)	31 March 2026	Cash and cash equivalents	623.24	-	623.24
		Other receivables	825.00	-	825.00
	31 March 2025	Cash and cash equivalents	96.94	-	96.94

For cash and cash equivalents and other bank balances - Since the Company deals with only high-rated banks and financial institutions, credit risk in respect of cash and cash equivalents and other bank balances is evaluated as very low.

(iii) Liquidity risk

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

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows to ensure it has sufficient cash to meet operational needs. Such forecasting takes into consideration the Company's debt financing plans, covenant compliance and compliance with internal statement of financial position ratio targets. Usually the excess of funds is invested in fixed deposits. This is generally carried out in accordance with practice and limits set by the Company. These limits vary to take into account the liquidity of the market in which the Company operates.

Financing arrangements

The Company has undrawn borrowing facilities at the end of the reporting period amounting to ₹ 1,155,564.00 as on 31 March 2026 (31 March 2025: ₹ 217,406.00).

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

32 Financial instruments (Cont'd)

Exposure to liquidity risk
The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted contractual cash flow, and include accrued interest.

As at March 31, 2026	Carrying amount	Total	Less than 1 year	1 to 3 years	3 to 5 years	More than 5 years
Non-derivative financial liabilities						
Borrowings (Non-current and current)	10,45,299.93	10,45,299.93	10,45,299.93	-	-	-
Trade payables	1,15,362.32	1,15,362.32	1,15,362.32	-	-	-
Other financial liabilities	1,61,529.91	1,61,529.91	1,16,608.42	44,921.49	-	-
Total	**13,22,192.16**	**13,22,192.16**	**12,77,270.67**	**44,921.49**	-	-

As at March 31, 2025	Carrying amount	Total	Less than 1 year	1 to 3 years	3 to 5 years	More than 5 years
Non-derivative financial liabilities						
Borrowings (Non-current and current)	9,81,297.16	9,81,297.16	9,81,297.16	-	-	-
Trade payables	1,18,088.98	1,18,088.98	1,18,088.98	-	-	-
Other financial liabilities	1,56,254.05	1,56,254.05	1,14,389.77	41,864.28	-	-
Total	**12,55,640.19**	**12,55,640.19**	**12,13,775.91**	**41,864.28**	-	-

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

(v) Currency risk

The Company is exposed to currency risk to the extent that there is a mismatch between the currencies in which sales, purchases and borrowings are denominated and the respective functional currencies of transacting parties. The functional currency of the Company is ₹.

(vi) Interest rate risk
Interest rate is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate of borrowings. The Company does not enter into any interest rate swaps.

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33 Employee benefits obligations

A. Gratuity
The Company has a defined benefit gratuity plan. Under this plan, every employee who has completed five years or more of service gets a gratuity on departure at 15 days of (last drawn basic salary) for each completed year of service. The defined benefit gratuity plan is not funded.

The following tables summarise the components of net benefit expense recognised in the statement of profit and loss and amounts recognised in the balance sheet for the respective plans.

The amounts recognised in the Balance Sheet are as follow:

	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	235.24	-
Interest cost	19.66	-
Current service cost	405.59	235.24
Past service cost (refer note G below)	59.03	-
Benefits paid	-	-
Actuarial losses recognized in Other comprehensive income	143.71	-
Balance at the year end	**863.23**	**235.24**

B. Present value of the obligation at the end of the year

Present value of the obligation at the end of the year	863.23	235.24
Fair value of plan assets	-	-
Liability recognised in the balance sheet	**863.23**	**235.24**

C. (i) Expense recognized in the statement of profit and loss

Current service cost	405.59	235.24
Interest cost on defined benefit obligation	19.66	-
Past service cost (refer note G below)	59.03	-
	484.28	**235.24**

C. (ii) Remeasurements recognised in other comprehensive income

Actuarial loss on arising from change in financial assumption	66.57	-
Actuarial loss on arising from experience adjustment	77.14	-
	143.71	-

D. Maturity analysis of Gratuity as follows:

Weighted average duration	9 Years	13 Years
Expected cash flows over the years:		
Within 1 year	4.50	1.07
2 to 5 years	138.63	6.17
More than 5 years	720.10	228.00
	863.23	**235.24**

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

33 Employee benefits obligations (Cont'd)

D. Sensitivity analysis of the defined benefit obligation

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have reflected the defined benefit obligation as the amounts shown below.

	As at 31 March 2026		As at 31 March 2025	
	Increase	Decrease	Increase	Decrease
Discount rate (50 basis points movement)	(37.44)	39.74	(12.75)	13.69
Future salary growth (50 basis points movement)	39.17	(37.27)	13.89	(13.05)

Although the analysis does not take account for the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

E. The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

	As at 31 March 2026	As at 31 March 2025
Actuarial assumptions		
Discount rate	7.00%	6.99%
Future Salary growth rate	8.00%	5.00%
Demographic assumptions		
Retirement age	60 Years	60 Years
Attrition / Withdrawal rates, based on age: (per annum)		
Upto 30 years	7.80%	3.00%
31 - 44 years	7.80%	2.00%
Above 44 years	7.80%	1.00%

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

F. Amount of ₹1,124.80 (31 March 2025 ₹ 79.00) paid towards contribution to provident fund (including administration charges) is recognised as expense in "Employee benefits expense" in statement of profit and loss account.

G. The Government of India, on 21 November 2025, notified implementation of four new labour codes - Code on Wages (2019), Industrial Relations Code (2020), Code on Social Security (2020), and Occupational Safety, Healthy and Working conditions Code (2020) (hereinafter referred to as "the New Labour Codes").

The New Labour Codes prescribe an uniform definition of the term 'Wages', which is also relevant for determination of post-employment benefits including gratuity to all employees. In accordance with the definition, wages means all remuneration including basic pay, dearness allowance and retaining allowance but does not include certain specified items forming part of remuneration and in the event the quantum of those specified items exceed 50% of total remuneration, such excess is deemed to be considered as wages.

The Company will continue to monitor finalisation of rules and clarification from government and would provide appropriate accounting effect on the basis of such developments as needed.

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RGE Constructions and Development Limited ★

(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

34 Expenditure on Corporate Social Responsibilities Activities:

Since the Company does not meet the criteria specified in Section 135 of Companies Act, 2013, the Company is not required to spend any amount on activities related to Corporate Social Responsibility for the year ended 31 March 2026.

35 Capital management:

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

The Company manages the capital structure based on an adequate gearing which yields higher share holder value which is driven by the business requirements for capital expenditure and cash flow requirements for operations and plans of business expansion and consolidation. Accordingly based on the relative gearing and effective operating cash flows generated, the Company manages the capital either by raising required funds through debt, equity or through payment of dividends. The capital and debt position of the Company is as under:

	As at 31 March 2026	As at 31 March 2025
Total debt	10,45,299.93	9,81,297.16
Less: Cash and cash equivalents	623.24	96.94
Adjusted net debt	10,45,923.17	9,81,394.10
Total equity	12,37,816.70	12,80,001.26
Adjusted net debt to equity ratio	**0.84**	**0.77**

36 Segment reporting

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available. The operating segments' operating results are reviewed by the Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. The Company's business activities fall within one component (namely, "residential construction and related interiors"). Accordingly, separate disclosures per the requirements of Ind AS 108, Operating Segments, are not considered necessary. Further, the Company operates only in India. Hence, no disclosure for geographical segment is considered necessary.

37 Reconciliation of movements of liabilities to cash flows arising from financing activities:

	Opening Balance as at 01 April 2025	Cash flows			Non cash movement	Closing balance as at 31 March 2026
		Proceeds	Repayments	Interest expenses		
Borrowings	9,81,297.16	8,44,435.53	(7,82,593.16)	2,160.40	-	**10,45,299.93**
Interest accrued but not due	1,05,976.99	-	-	-	-	**1,05,976.99**

	Opening Balance as at 01 April 2024	Cash flows			Non cash movement*	Closing balance as at 31 March 2025
		Proceeds	Repayments	Interest expenses		
Borrowings	30,60,611.99	7,82,593.16	(4,98,899.60)	25,163.39	(23,88,171.78)	**9,81,297.16**
Interest accrued but not due	7,29,303.78	-	(1,93,128.48)	24,896.24	(4,55,094.55)	**1,05,976.99**

*Also refer note 31(iv).

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(All amounts are in Indian Rupees (₹) thousands, unless otherwise stated)

38 Ratios Analysis and its elements

The following are analytical ratios for the year ended 31 March 2026 and 31 March 2025:

Ratio	Numerator	Denominator	As at 31 March 2026	As at 31 March 2025	Variance	Remarks
Current Ratio	Current assets	Current liabilities	1.96	2.42	-19%	Not applicable*
Debt-Equity Ratio	Total Debt	Shareholders' equity	0.84	0.77	10%	Not applicable*
Debt Service Coverage Ratio	Earning before interest tax and depreciation (EBITDA)	Debt service	(0.04)	(0.01)	477%	Note 1
Return on Equity Ratio	Net profit after taxes	Average Shareholders' equity	(0.02)	0.49	-105%	Note 2
Inventory Turnover ratio	Cost of goods sold	Average inventory	0.01	0.00	469%	Note 3
Trade payable turnover ratio	Purchases of services and other expenses	Average trade payables	0.14	0.07	96%	Note 3
Net capital turnover ratio	Revenue	Working capital	0.00	0.00	8%	Not applicable*
Net profit ratio	Net profit after taxes	Revenue	(4.43)	(8.98)	-51%	Note 4

Notes :

1 Variance is on account of decrease in EBITDA.
2 Variance is on account of losses incurred during the year and average shareholders equity becoming positive during the year.
3 Variance is on account of increase in total expenses incurred during the year.
4 Variance is on account of decrease in loss on account of decrease in finance cost during the year.
* The change in ratio is less than 25% as compared to previous year and hence no explanation is required to be furnished.

Note: The ratios as required under Schedule III to the Act, to the extent not applicable has not been furnished.

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39 Audit Trail

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

The Company, in respect of the financial year commencing on 1 April 2025, has used an accounting software for maintaining books of accounts. The Company has enabled the feature of recording audit trail (edit log) except that the audit trail feature was not enabled for changes made using privileged access rights for direct data changes at the database level. However, the tables at such database level did not impact financial reporting for the year. Other than consequential impact of the above, there was no instance of the audit trail feature being tampered with. Further, the Company has preserved the audit trail feature as per the statutory requirements for record retention in the accounting software except that audit trail at the database level has not been preserved by the Company for the period 01 April 2023 to 09 January 2024.

40 Other Statutory Information

a) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.
b) The Company does not have any transactions and outstanding balances during the current as well previous year with Companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
c) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
d) The Company has not traded or invested in crypto currency or virtual currency during the financial year.
e) The Company has not defaulted in repayment of loans, or other borrowings or payment of interest thereon to any lender.
f) The Company has not been declared as wilful defaulter by the bank or financial institution (as defined under Companies Act, 2013) or consortium thereof, in accordance with the guideline on willful defaulter issued by the Reserve Bank of India.
g) The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
h) In the opinion of the board of directors, all assets have a value on realization in the ordinary course of the business at least equal to the amounts at which they are stated and provision for all known liabilities have been made.
i) The Company did not have any long-term contracts including derivative contracts for which there were any foreseeable losses.
j) The Company is engaged in business of providing infrastructural facilities as per section 186(11) read with Schedule III of the Act, accordingly disclosure as per section 186(4) of the Act is not applicable.

41 The Company has incurred net loss amounting to ₹ 30,039.55 during the year ended 31 March 2026 (31 March 2025: ₹ 56,149.09) and as of that date, it has negative retained earnings of ₹ 3,428,543.55 (31 March 2025: ₹ 3,398,360.29). These conditions cast a doubt on the ability of the Company to continue as a going concern. However, as at 31 March 2026, the current assets of the Company exceed its current liabilities. Embassy Developments Limited ('the Holding Company) has stated its intention to provide unconditional financial support to the Company and to enter into any financing arrangement as and when required to enable the Company to meet its obligations and continue its operations for a period of not less than 12 months from the financial year ended 31 March 2026. Accordingly, based on the above, the Company will be able to realize its assets and discharge its liabilities as recorded in these financial statements in the normal course of business. Consequently, the financial statements, have been prepared on a going concern basis.

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RGE Constructions and Development Limited *

42 (i) 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, 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.

(ii) No funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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.

(iii) The Company has complied with provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and Companies Act has been complied with for such transactions and the transactions are not violative of the Prevention of Money-Laundering act, 2002 (15 of 2003).

43 Previous year's figures have been regrouped / reclassified/ rounded off wherever necessary to conform to the current year's presentation and the impact of the same

As per our report of even date
For **Walker Chandiok & Co. LLP**
Chartered Accountants
Firm's Registration Number: 001076N/N500013

Kunwar K

WALKER CHANDIOK & CO LLP ★ CHARTERED ACCOUNTANTS ★

Kunwar K Khurana
Partner
Membership No. 555339

Place: Gurugram
Date: 19 May 2026

For and on behalf of the Board of Directors
RGE Constructions and Development Limited
(formerly known as RGE Constructions and Development Private Limited)

RGE Constructions and Development Limited ★

Mohit Singh
Director
DIN: 10616791

Place: Gurugram
Date: 19 May 2026

Surender Kumar
Director
DIN: 10616796

Place: Gurugram
Date: 19 May 2026