

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Selene Constructions Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Selene Constructions Limited ("the Company"), which comprise the Balance sheet as at 31 March 2026, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

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

Basis for Opinion

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

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

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

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

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

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



Management's Responsibility for the Financial Statements

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

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

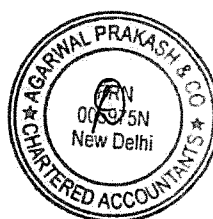
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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



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

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

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

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

Report on Other Legal and Regulatory Requirements

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

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

- We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.
- On the basis of the written representations received from the directors as on 01 April 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) of the Act and paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.



- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2026— Refer note 43 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 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, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. The Company has not declared and paid dividend during the year.
 - vi. As stated in note 46 to the financial statements and based on our examination which included test checks, the Company, in respect of financial year ended on 31 March 2026, has used accounting softwares for maintaining its books of account for the year, which have features of recording audit trail (edit log) facility at application level as well as database level and the same have been operated throughout the year for all relevant transactions recorded in the softwares except one software where audit trail (edit log) facility at database level was not available. Recording of audit trail (edit logs) can be disabled using restricted privileged rights for direct data changes at database level. Since the company has other necessary controls in place, which are operating effectively, this feature will not adversely impact its data and audit log retention directly at database level.

Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention.
- (i) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:



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

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

Dhiraj Kumar
Partner
Membership No. 571841
UDIN: 26571841WBTDMO3666

Place: Gurugram
Date: 09 May 2026



Annexure A to the Independent Auditor's Report

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2026, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a to d) The Company has no Property, Plant and Equipment (including Right of use assets) and intangible assets during the year. Accordingly, clauses 3(i)(a) to 3(i)(d) of the Order is not applicable.
- (e) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the inventory, having regard to the real estate nature, has been physically verified by the management by way of verification of title deeds, site visits by the Management and certification to the extent of work completion by competent persons, are at reasonable intervals. In our opinion, the frequency, coverage and procedure of such verification is reasonable and appropriate, having regard to the size of the Company and the nature of its operations. The discrepancies noticed on physical verification of inventory as compared to book records were not 10% or more in aggregate for each class of inventory.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, clause 3(ii)(b) of the Order is not applicable.
- (iii) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the company has not made any investments in or has not provided any guarantee or security or has not granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, clause 3 (iii) (a) of the Order is not applicable.
- (b) According to the information, explanation, and representation provided to us and based on verification carried out by us, the Company has not made any investments in, provided any guarantee, given any security or granted any advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, clause 3(iii)(b) of the Order is not applicable.
- (c) According to the information, explanation and representation provided to us and based on verification carried out by us, in respect on loans granted, the schedule of repayment of principal has been stipulated wherein the principal amounts are repayable on demand and since the repayment of such loans has not been demanded. Accordingly, we are unable to comment on the regularity of repayment of principal.
- (d) According to the information, explanation and representation provided to us and based on verification carried out by us, there is no overdue amount in respect of loans granted to company.



(e) According to the information, explanation and representation provided to us and based on verification carried out by us, no loans or advances in the nature of loans granted by the Company which have fallen due during the year, have been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties.

(f) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment. However, as at the balance sheet date, loans aggregating to ₹681.86 lakhs granted in the earlier years are outstanding and are repayable on demand. The details required under clause 3(iii)(f) are as follows:

Particulars	All Parties	Promoters	Related Parties
Aggregate of loans (before impairment)			
-Repayable on demand (A)	681.86	-	681.86
-Agreement does not specify any terms or period of repayment (B)	-	-	-
Total (A+B)	681.86	-	681.86
Percentage of loans			100.00%

- (iv) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security provided by it, as applicable.
- (v) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not accepted deposits or deemed deposits to which the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and the rules framed there under, are applicable. Accordingly, reporting under para 3(v) is not applicable.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under sub-section (1) of Section 148 of the Act in respect of Company's products/services and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) (a) In our opinion, and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.



(b) According to the information and explanations given to us, the dues outstanding of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (₹ in Lakhs)	Amount paid under Protest (₹ in Lakhs)	Period to which the amount relates	Forum where dispute is pending
The Central Goods & Service tax Act, 2017	Credit of EC and Higher cess claimed as Service tax	1.34	Nil	June-15 to September-15	Asstt Commissioner, Audit-II, Mumbai
Income Tax Act, 1961	Income Tax	33.97	Nil	A.Y.2014-15, 2015-16, 2016-17 & 2017-18	CIT (Appeals)
The Central Goods and Services Tax Act, 2017	GST Tax	180.25	18.03	FY 2018-19	Central Appellate Authority

- (viii) According to the information and explanations given to us and the records of the Company examined by us, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961), that has not been recorded in the books of account.
- (ix) (a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings and interest thereon payable to any banks and other lenders. The Company does not have any borrowings from financial institutions or government.
- (b) According to the information and explanations given to us and written 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 wilful defaulter by any bank or financial institution or other lender.
- (c) According to the records of the Company examined by us and the information and explanations given to us, the Company has not obtained any term loans. Accordingly, reporting under para 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- (e) According to the information and explanations given to us, and the procedures performed by us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable.



- (f) According to the information and explanations given to us, and the procedures performed by us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us, 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) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
- (c) According to the information and explanations given to us, and the procedures performed by us, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company 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 sections 177 and 188 of the Act, where applicable. Further, the details of such related party transactions have been disclosed in the financial statements, 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.
- (xiv) According to the information and explanations given to us, the Company is not required to have an internal audit system under Section 138 of the Companies Act, 2013. Accordingly, Clause 3(xiv) of the Order is not applicable.
- (xv) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not entered into any non-cash transactions with its directors or persons connected with him. Accordingly, the reporting on compliance with the provisions of section 192 of the Act under clause 3(xv) of the order are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.



- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has incurred cash losses of ₹ 269.87 lakhs in the current financial year 2025-26 and cash losses of ₹1,250.99 lakhs during immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and subject to the note no- 50(iv) of the financial statements, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The Section 135 of the Companies Act, 2013 with regards to Corporate Social Responsibility are not applicable to the Company. Accordingly, clause 3(xx) of the Order is not applicable.

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

Dhiraj Kumar
Partner
Membership No. 571841
UDIN: 26571841WBTDMO3666

Dhiraj Kumar



Place: Gurugram
Date: 09 May 2026

Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2026 of even date.

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

We have audited the internal financial controls with reference to financial statements of Selene Constructions Limited ('the Company') as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls with reference to Financial Statements

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



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

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

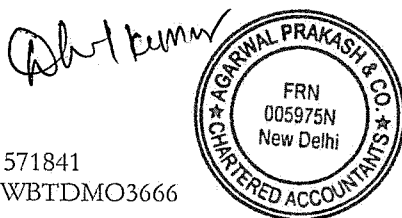
Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation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

Opinion

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

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

Dhiraj Kumar
Partner
Membership No. 571841
UDIN: 26571841WBTDMO3666



Place: Gurugram
Date: 09 May 2026

Selene Constructions Limited

Balance sheet as at

	Note	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
I ASSETS			
Non-current assets			
Financial assets			
Other financial assets	5A	-	287.02
Deferred tax assets (net)	6	-	3.70
Non-current tax assets (net)	7	11.66	20.66
		<u>11.66</u>	<u>311.38</u>
Current assets			
Inventories	8	173.02	239.67
Financial assets			
Trade receivables	9	-	-
Cash and cash equivalents	10	155.19	80.93
Other bank balances	11	365.27	673.16
Loans	12	529.30	533.30
Other financial assets	5B	133.05	229.25
Other current assets	13	28.62	67.84
		<u>1,384.45</u>	<u>1,824.15</u>
Total of Assets		<u>1,396.11</u>	<u>2,135.53</u>
II EQUITY AND LIABILITIES			
Equity			
Equity share capital	14A	9.80	9.80
Instruments entirely equity in nature	14B	11,915.19	11,915.19
Other equity	15	(15,471.10)	(16,162.21)
		<u>(3,546.11)</u>	<u>(4,237.22)</u>
Liabilities			
Non-current liabilities			
Provisions	16A	-	10.79
		<u>-</u>	<u>10.79</u>
Current liabilities			
Financial liabilities			
Borrowings	17	3,111.32	2,751.09
Trade payables			
-total outstanding dues of micro enterprises and small enterprises	18A	-	17.78
-total outstanding dues of creditors other than micro enterprises and small enterprises	18B	321.62	1,616.81
Other financial liabilities	19	3.63	44.24
Other current liabilities	20	734.18	1,106.49
Provisions	16B	771.47	825.55
		<u>4,942.22</u>	<u>6,361.96</u>
Total of Equity and Liabilities		<u>1,396.11</u>	<u>2,135.53</u>
Summary of material accounting policies	4		

The accompanying notes are an integral part of the financial statements

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

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

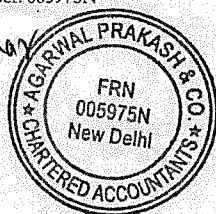
Dhiraj Kumar

Partner

Membership No : 571841

Place: Gurugram

Date: 09 May 2026



For and on behalf of the board of directors

Satyajit Parrihaar
Satyajit Parrihaar
Whole-time director
[DIN: 09643887]

Ajay Kumar
Ajay Kumar
Chief Financial Officer

Om Prakash Prajapati
Om Prakash Prajapati
Director
[DIN: 09655081]

Surabhi Sangal
Surabhi Sangal
Company Secretary

Selene Constructions Limited
Statement of profit and loss for the year ended

	Note	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
Revenue			
Revenue from operations	21	95.04	(87.78)
Other income	22	1,003.96	246.68
Total Revenue		1,099.00	158.90
Expenses			
Cost of revenue	23		
Cost incurred during the year		-	83.35
(Increase) / decrease in real estate properties		66.65	(73.10)
Employee benefits expense	24	42.88	94.46
Finance costs	25	0.55	2.04
Other expenses	26	290.63	1,148.14
Total Expenses		400.71	1,254.89
Profit/(loss) before exceptional and tax		698.29	(1,095.99)
Exceptional items	48	-	(152.56)
Profit/(loss) before tax		698.29	(1,248.55)
Tax expense			
Current tax (including earlier years)	27	3.48	-
Deferred tax (credit)/charge		3.70	0.34
Total of tax expense		7.18	0.34
Profit/(loss) after tax		691.11	(1,248.89)
Other comprehensive income			
Items that will not be reclassified to profit and loss			
Re-measurement loss on defined benefit plans		-	(1.34)
Income tax effect		-	0.34
Other comprehensive income		-	(1.00)
Total comprehensive income for the year		691.11	(1,249.89)
Earnings per share	28		
Basic (₹)		141.17	(96.85)
Diluted (₹)		53.59	(96.85)

Summary of material accounting policies

4

The accompanying notes are an integral part of the financial statements

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

For Agarwal Prakash & Co.

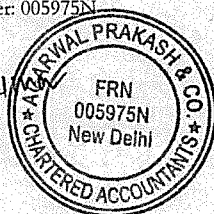
Chartered Accountants

Firm's Registration Number: 005975N

Dhiraj Kumar

Partner

Membership No : 571841


For and on behalf of the board of directors

Ssatyapt Parrihaar
Ssatyapt Parrihaar
Whole-time director
[DIN: 09643887]

Ajay Kumar
Ajay Kumar
Chief Financial Officer

Om Prakash Prajapati
Om Prakash Prajapati
Director
[DIN: 09655081]

Surabhi Sangal
Surabhi Sangal
Company Secretary

Place: Gurugram

Date: 09 May 2026

Selene Constructions Limited

Statement of Cash Flows for the year ended	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
A. Cash flow from operating activities:		
Profit / (loss) before tax after exceptional item for the year	698.29	(1,248.55)
Adjustments for:		
Provision written back	(661.32)	(84.09)
Exceptional items (refer note-48)	-	152.56
Balances written back	(299.60)	(69.68)
Interest income on income tax refund	(0.53)	(0.53)
Profit on redemption of mutual funds	-	(0.12)
Interest expense on optionally convertible debentures	0.01	0.01
Interest income on fixed deposit	(42.39)	(60.65)
Reversal / provision for gratuity and compensated absences	(10.99)	3.55
Operating loss before working capital changes and other adjustments	(316.59)	(1,307.50)
Working capital changes and other adjustments:		
Inventories	66.65	(73.10)
Trade receivables	-	234.29
Current and non-current financial assets	96.20	(9.72)
Other current and other non-current assets	39.22	(23.55)
Trade payables	(1,312.97)	(177.40)
Other financial liabilities	259.15	29.74
Other current liabilities	288.91	(254.00)
Current and non-current provisions	(53.88)	319.95
Cash used in operating activities	(933.31)	(1,261.35)
Income taxes paid (net)	6.06	2.06
Net cash used in operating activities	(927.25)	(1,259.29)
B. Cash flow from investing activities:		
Proceeds from sale of mutual funds, net	-	0.12
Loans given & received back, net	4.00	11.80
Movement in fixed deposits, net	596.55	359.58
Interest received on fixed deposit	40.74	59.46
Net cash generated from investing activities	641.29	430.96
C. Cash flow from financing activities: (refer note-45)		
Interest paid on debentures	(0.01)	(0.01)
Repayment of inter-corporate borrowings	(869.34)	(1,357.20)
Proceeds from inter-corporate borrowings	1,229.57	2,177.78
Net cash generated from financing activities	360.22	820.57
D. Decrease in cash and cash equivalents, net (A+B+C)	74.26	(7.76)
E. Cash and cash equivalents at the beginning of the year	80.93	88.69
F. Cash and cash equivalents at the end of the year (D+E)	155.19	80.93
G. Reconciliation of cash and cash equivalents as per cash flow statement		
Cash and cash equivalents includes: (refer note-10)		
Cash on hand	-	-
Balances with scheduled banks		
- In current accounts	155.19	80.93
	155.19	80.93

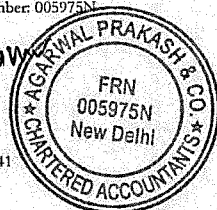
The above statement of cash flow has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) - "Statement of Cash Flows".

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

This is the statement of cash flow referred to in our report of even date

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

Dhiraj Kumar
Partner
Membership No : 571841



Place: Gurugram
Date: 09 May 2026

For and on behalf of the Board of Directors

Ssatyajiit Parrihaar
Whole time director
[DIN: 09643887]

Ajay Kumar
Chief Financial Officer

Om Prakash Prajapati
Director
[DIN: 09655081]

Surabhi Sangal
Company Secretary

Selene Constructions Limited
Statement of changes in equity for the year ended 31 March 2026

(₹ in lakhs)		
A Equity share capital*		
Particulars	Balance as at 31 March 2026	Balance as at 31 March 2025
Equity share capital	9.80	9.80

(₹ in lakhs)		
B Instruments entirely equity in nature**		
Particulars	Balance as at 31 March 2026	Balance as at 31 March 2025
Compulsory convertible preference shares	3,915.19	3,915.19
Optionally convertible debentures	8,000.00	8,000.00
Total	11,915.19	11,915.19

(₹ in lakhs)			
C Other equity^	Reserves and surplus		Total
	General reserve	Retained earnings	
Balance as at 01 April 2024	26.77	(14,939.09)	(14,912.32)
Loss for the year	-	(1,248.89)	(1,248.89)
Other comprehensive income	-	-	-
Re-measurement on defined benefit plans (net of tax)	-	(1.00)	(1.00)
Balance as at 31 March 2025	26.77	(16,188.98)	(16,162.21)
Profit for the year	-	691.11	691.11
Other comprehensive income	-	-	-
Re-measurement on defined benefit plans (net of tax)	-	-	-
Balance as at 31 March 2026	26.77	(15,497.87)	(15,471.10)

*Refer note 14A for details

**Refer note 14B for details

^Refer note 15 for details

The accompanying notes are an integral part of the financial statements

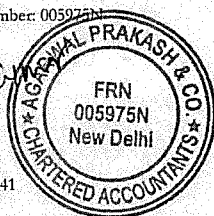
This is the statement of changes in equity referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Dhiraj Kumar
Partner
Membership No : 571841



For and on behalf of the board of directors

Ssatyajit Parrihaar
Ssatyajit Parrihaar
Whole time director
[DIN: 09643887]

Om Prakash Prajapati
Director
[DIN: 09635081]

Place: Gurugram
Date: 09 May 2026

Ajay Kumar
Chief Financial Officer

Surabhi Sangal
Surabhi Sangal
Company Secretary

Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

1. Nature of principal activities

Selene Constructions Limited ('the Company') having CIN: U70109DL2006PLC151147 was incorporated on 20 July 2006. The Company is engaged in development of real estate properties and all other related activities. The Company is domiciled in India and its registered office is situated at Office no 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi-110001.

2. General information and statement of compliance with Ind AS

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

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

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

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

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

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

The financial statements for the year ended 31 March 2026 were authorized and approved for issue by the Board of Directors on 09 May 2026. The revisions to the financial statements is permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

Recent accounting pronouncement

The Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2025 and Second Amendment Rules, 2025, which are effective from 01 April 2025 and have been applied by the Company in the current year.

These amendments include changes to

- Ind AS 1 Presentation of Financial Statements - Classification of liabilities as current or non-current and related covenant conditions
- Ind AS 7 Statement of Cash Flows and Ind AS 107 Financial Instruments Disclosures - Disclosure requirements for supplier finance arrangements
- Ind AS 12 Income Taxes - Accounting and disclosure considerations relating to OECD Pillar Two global minimum tax
- Ind AS 21 Effects of Changes in Foreign Exchange Rates and - Clarification on exchangeability of currencies and determination of exchange rates

The Company has assessed the impact of the aforesaid amendments and concluded that they do not have a material impact on the financial statements, except for additional disclosures, where applicable.



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Standards issued but not yet effective

Ind AS 1 – Classification of liabilities (covenant-related changes – Phase 2) - Further changes relating to the impact of covenant breaches on classification of liabilities are applicable for annual reporting periods beginning on or after 01 April 2026.

The Company is in the process of evaluating the impact of these amendments and does not expect them to have a material impact on its financial statements, except for presentation and disclosure-related changes, where applicable.

3. Basis of preparation

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

4. Summary of material accounting policies

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

4.1 Current versus non-current classification

For the purpose of Current / Non-Current classification, the Company has reckoned its normal operating cycle as twelve months based on the nature of products and the time between the acquisition of assets or inventories for processing and their realisation in cash and cash equivalents.

4.2 Financial instruments

Financial assets

Recognition and initial measurement

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

Subsequent measurement

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

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

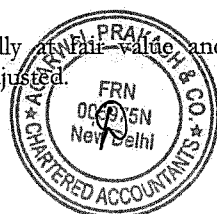
De-recognition of financial assets

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

Financial liabilities

Recognition and initial measurement

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



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Subsequent measurement – Amortised cost

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

Initial and subsequent recognition and measurement – fair value

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

De-recognition of financial liabilities

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

Offsetting of financial instruments

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

4.3 Impairment of financial assets

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

Trade receivables

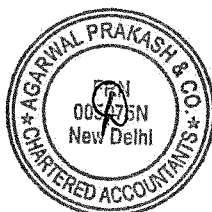
In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over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

Other financial assets

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

4.4 Impairment of non-financial assets

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



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

4.5 Inventories

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

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

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

4.6 Revenue recognition

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

Revenue from sale of properties

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

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

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

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

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

Interest income

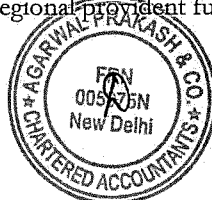
Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

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

4.7 Employee benefits

Defined contribution plan

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



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Defined benefit plan

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

Other long-term employee benefits

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

Short-term employee benefits

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

4.8 Income tax

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situation in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

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 as the reporting date.

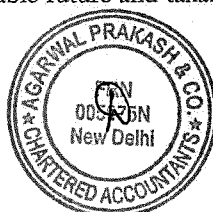
Deferred tax liabilities are recognised for all taxable temporary differences, except:

- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interest in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interest in joint ventures, deferred tax assets are recognized only to the extent that is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that 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.

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

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in the OCI or in the equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

4.9 Provisions, contingent liabilities and contingent assets

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

Contingent liability is disclosed for:

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

Contingent assets are neither recognised nor disclosed. However, when realization of income is virtually certain, related asset is recognised.

4.10 Exceptional items

An item of income or expense which by its size, type or incidence requires disclosure in order to improve an understanding of the performance of the Company is treated as an exceptional item and disclosed as such in the financial statements.

4.11 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.

4.12 Significant management judgement in applying accounting policies and estimation uncertainty

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

Significant management judgements

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

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



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

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

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

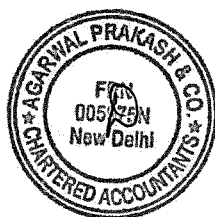
Significant estimates

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

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

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

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.



	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
Note - 5		
Other financial assets - non-current		
A Bank deposits with maturity of more than 12 months (Refer Note 11)	-	287.02
	<u>-</u>	<u>287.02</u>
B Other financial assets - current		
(Unsecured - considered good)		
Security deposits - others	133.05	229.25
	<u>133.05</u>	<u>229.25</u>
Note - 6		
Deferred tax assets (net)		
Deferred tax asset arising on account of:		
Provision of employee benefits	-	2.89
Property, plant and equipment	-	0.81
	<u>-</u>	<u>3.70</u>

(i) Caption wise movement in deferred tax (assets)/liabilities as follows (Refer Note 27):

Particulars	01 April 2025	Recognised in other comprehensive income	Recognised in statement of profit and loss	31 March 2026
Assets				
Employee benefits	2.89	-	(2.89)	-
Property, plant and equipment	0.81	-	(0.81)	-
Total	3.70	-	(3.70)	-

Particulars	01 April 2024	Recognised in other comprehensive income	Recognised in statement of profit and loss	31 March 2025
Assets				
Employee benefits	2.89	0.34	(0.34)	2.89
Property, plant and equipment	0.81	-	-	0.81
Total	3.70	0.34	(0.34)	3.70

(ii) Break-up of deferred tax assets and liabilities

Particulars	31 March 2026	31 March 2025
Deferred tax liability	-	-
Deferred tax asset	-	3.70

(iii) Unrecognised deferred tax assets

Particulars	31 March 2026	31 March 2025
Property plant and equipments	0.98	-
Unused tax losses and unabsorbed depreciation	2,465.71	3,461.78

(iv) Unrecognised temporary differences and unused losses on which deferred tax asset is not recognized:

Particulars	31 March 2026	31 March 2025
Property plant and equipments	3.88	-
Unused tax losses and unabsorbed depreciation	9,797.01	13,754.70

(v) Expiry of losses

Particulars	Assessment Year	31 March 2026	Expiry Year
Business losses carried forward	2019-20	3,372.68	2027-28
Business losses carried forward	2020-21	2,277.58	2028-29
Business losses carried forward	2021-22	1,322.65	2029-30
Business losses carried forward	2022-23	1,516.51	2030-31
Business losses carried forward	2024-25	899.61	2032-33
Business losses carried forward	2025-26	308.43	2033-34

Particulars	Assessment Year	31 March 2025	Expiry Year
Business losses carried forward	2018-19	3,959.87	2026-27
Business losses carried forward	2019-20	3,372.68	2027-28
Business losses carried forward	2020-21	2,277.58	2028-29
Business losses carried forward	2021-22	1,322.65	2029-30
Business losses carried forward	2022-23	1,516.51	2030-31
Business losses carried forward	2024-25	899.61	2032-33
Business losses carried forward	2025-26	308.43	2033-34

(vi) Deferred tax related to items recognized in other comprehensive income (OCI) during the year:

Particulars	31 March 2026	31 March 2025
Remeasurement of defined benefit obligations	-	0.34

(v) The Company has unabsorbed depreciation loss of ₹ 99.55 lakhs (31 March 2025: ₹ 97.36 lakhs) which can be carried forward indefinitely.



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
Note - 7		
Non-current tax assets (net)		
Advance income tax, including tax deducted at source	11.66	20.66
	<u>11.66</u>	<u>20.66</u>

Note - 8		
Inventories		
Real estate properties - developed (at cost)	81,265.25	81,133.83
Cost of developed properties	(81,092.23)	(80,894.17)
Less: Cost of revenue recognized till date	<u>173.02</u>	<u>239.67</u>

Note - 9		
Trade receivables		
Unsecured		
Credit impaired	4.61	4.61
	<u>4.61</u>	<u>4.61</u>
Less: Impairment for trade receivables (expected credit loss)	<u>(4.61)</u>	<u>(4.61)</u>
	<u>-</u>	<u>-</u>

As at 31 March 2026

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Loss allowance	Total
(i) Undisputed trade receivables - considered good	-	-	-	-	-	-	-
(ii) Undisputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	4.61	(4.61)	-

As at 31 March 2025

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Loss allowance	Total
(i) Undisputed trade receivables - considered good	-	-	-	-	-	-	-
(ii) Undisputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	4.61	(4.61)	-

Note - 10		
Cash and cash equivalents		
Cash on hand	-	-
Balances with banks - in current account	155.19	80.93
	<u>155.19</u>	<u>80.93</u>

Note - 11		
Other bank balances		
Bank deposits - with maturity of more than three months and upto twelve months*	365.27	673.16
	<u>365.27</u>	<u>673.16</u>

*Bank deposits (exclusive on interest accrued) with banks of ₹ 363.29 lakhs (31 March 2025: ₹ 669.53 lakhs) are pledged against bank guarantees given to Governor of Haryana, Dakshin Haryana Bijli Vitran Nigam (DHBVN), Gurgaon, and CEO Gurgaon Metropolitan Development Authority and Haryana State Pollution Control Board (HSPCB), Panchkula.

Note - 12		
Loans - current		
Loans receivables considered good - unsecured	681.86	529.30
Inter-corporate loans to related parties (refer note 42)		
Loan receivables - credit impaired - unsecured	152.56	152.56
Inter-corporate loans to related parties (refer note 42)	<u>681.86</u>	<u>681.86</u>
Less: Impairment for loans (expected credit loss) (refer note 48)	<u>(152.56)</u>	<u>(152.56)</u>
Loan to employees	<u>-</u>	<u>4.00</u>
	<u>529.30</u>	<u>533.30</u>



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
Note - 13		
Other current assets		
Advance to employees	-	0.40
Mobilization advances	1.91	45.22
Balances with statutory authorities	18.03	-
Advance to suppliers/service providers	8.68	22.22
	<u>28.62</u>	<u>67.84</u>

Note - 14

A Equity share capital	31 March 2026 Number	31 March 2026 (₹ in lakhs)	31 March 2025 Number	31 March 2025 (₹ in lakhs)
i Authorised	10,00,000	100.00	10,00,000	100.00
Equity share capital of face value of ₹ 10 each		<u>100.00</u>		<u>100.00</u>

ii Issued, subscribed and fully paid up				
Equity share capital of face value of ₹ 10 each	98,039	9.80	98,039	9.80
		<u>9.80</u>		<u>9.80</u>

iii Reconciliation of number of equity shares outstanding at the beginning and at the end of the year				
Equity shares				
Balance at the beginning of the year	98,039	9.80	98,039	9.80
Add: Issued during the year	-	-	-	-
Balance at the end of the year	<u>98,039</u>	<u>9.80</u>	<u>98,039</u>	<u>9.80</u>

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

v 98,039 (previous year: 98,039) equity shares of the Company is held by holding company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) and its nominees.

vi Details of shareholder holding more than 5% share capital				
Name of the shareholder		Number of shares	Number of shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (equity shares)*		98,039	98,039	
* including nominee shares				

vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2026 is as follows :

Promoter Name	Share Held by Promoters				
	As at 31 March 2026		As at 31 March 2025		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	98,039	100.00%	98,039	100.00%	-

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

Promoter Name	Share Held by Promoters				
	As at 31 March 2025		As at 31 March 2024		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	98,039	100.00%	98,039	100.00%	-

viii The Company does not have any shares issued for consideration other than cash during the immediately preceding five years. The Company did not buy back any shares during immediately preceding five years.

ix Shares reserved for issue under options

	31 March 2026 Number	31 March 2026 (₹ in lakhs)	31 March 2025 Number	31 March 2025 (₹ in lakhs)
Equity shares of ₹ 10 each	3,91,519	39.15	3,91,519	39.15
Compulsorily convertible preference shares [for terms, refer note B(1)]	8,00,000	80.00	8,00,000	80.00
Optionally convertible debentures [for terms, refer note B(2)]				

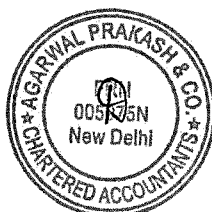
B Instruments entirely equity in nature

(1) Compulsory convertible preference shares ('CCPS')

	31 March 2026 Number	31 March 2026 (₹ in lakhs)	31 March 2025 Number	31 March 2025 (₹ in lakhs)
i Authorised	4,00,000	4,000.00	4,00,000	4,000.00
Compulsory convertible preference shares of face value of ₹ 1,000 each	<u>4,00,000</u>	<u>4,000.00</u>	<u>4,00,000</u>	<u>4,000.00</u>

ii Issued, subscribed and fully paid up				
0.0001% Compulsory convertible preference shares of face value of ₹ 1,000 each fully paid up	3,91,519	3,915.19	3,91,519	3,915.19
		<u>3,915.19</u>		<u>3,915.19</u>

iii Reconciliation of number of compulsorily convertible preference shares outstanding at the beginning and at the end of the year				
Compulsory convertible preference shares				
Balance at the beginning of the year	3,91,519	3,915.19	3,91,519	3,915.19
Add: Issued during the year	-	-	-	-
Less: Redeemed during the year	-	-	-	-
Balance at the end of the year	<u>3,91,519</u>	<u>3,915.19</u>	<u>3,91,519</u>	<u>3,915.19</u>



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

iv Rights, preferences and restrictions attached to preference shares ('CCPS')

0.0001% Compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid up. These CCPS are held by holding company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) and its nominees. These CCPS are convertible into number of equity shares determined by dividing aggregate principal amount of preference share capital by a conversion price of ₹ 1,000.

The holders of preference shares are entitled to receive dividends at the rate of 0.0001%, but do not carry right to vote. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.

v CCPS are held by the Holding Company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited).

vi Details of shareholder holding more than 5%

Name of the preference shareholder	31 March 2026 Number of shares	31 March 2025 Number of shares
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	3,91,519	3,91,519

vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2026 is as follows :

Promoter Name	Share Held by Promoters				
	As at 31 March 2026		As at 31 March 2025		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	3,91,519	100.00%	3,91,519	100.00%	-

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

Promoter Name	Share Held by Promoters				
	As at 31 March 2025		As at 31 March 2024		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	3,91,519	100.00%	3,91,519	100.00%	-

viii The Company does not have any preference shares issued for consideration other than cash during the immediately preceding five years. The Company did not buy back any preference shares during immediately preceding five years.

(2) Optionally convertible debentures ('OCD')

	31 March 2026 Number	31 March 2026 (₹ in lakhs)	31 March 2025 Number	31 March 2025 (₹ in lakhs)
i Issued and fully paid up				
0.0001% Optionally convertible debentures of face value of ₹ 1,000 each fully paid up	8,00,000	8,000.00	8,00,000	8,000.00
	<u>8,00,000</u>	<u>8,000.00</u>	<u>8,00,000</u>	<u>8,000.00</u>
ii Reconciliation of number of optionally convertible debentures outstanding at the beginning and at the end of the year				
Optionally convertible debentures				
Balance at the beginning of the year	8,00,000	8,000.00	8,00,000	8,000.00
Transferred to equity on account of modification of terms during the year	-	-	-	-
Balance at the end of the year	<u>8,00,000</u>	<u>8,000.00</u>	<u>8,00,000</u>	<u>8,000.00</u>

iii Rights, preferences and restrictions attached to optionally convertible debentures

The Company has outstanding 800,000 Optionally Convertible Debentures ("OCDs") of face value ₹1,000 each, carrying interest at the rate of 0.0001% per annum, which were issued during the financial year ended 31 March 2009. Under the terms currently applicable, the OCDs are convertible into equity shares or redeemable, at the sole option of the Company, at any time up to their maturity in the financial year 2033-34. Upon conversion, each OCD shall be converted into one equity share of the Company. As at the reporting date, the entire outstanding OCDs are held by the Holding Company, Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited).

Note - 15

Other equity

Reserves and surplus

General reserve

Retained earnings

	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
	26.77	26.77
	(15,497.87)	(16,188.98)
	<u>(15,471.10)</u>	<u>(16,162.21)</u>

Nature and purpose of other reserves

General reserves

These are voluntary reserves kept aside the general purposes and can be considered as free reserves.

Retained earnings

Retained earnings is used to record balance of statement of profit and loss.

Note - 16

A Provisions - non-current

Provision for employee benefits:

Gratuity (refer note 44)

Compensated absences (refer note 44)

	-	8.14
	-	2.65
	<u>-</u>	<u>10.79</u>



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
B Provisions - current		
Provision for employee benefits:		
Gratuity (refer note 44)	-	0.14
Compensated absences (refer note 44)	-	0.05
Provision for claims and compensation* (refer note 43)	771.47	825.36
	<u>771.47</u>	<u>825.55</u>

* Movement during the financial year:

As at beginning of the year	825.36	-
Additions during the year	42.67	500.00
Paid/adjustment during the year	(96.56)	325.36
As at end of reporting period	<u>771.47</u>	<u>825.36</u>

Note - 17

Borrowings - current

Unsecured loans

Loans from related parties# (refer note 42)

3,111.32	2,751.09
<u>3,111.32</u>	<u>2,751.09</u>

#Carrying nil interest rate and repayable on demand.

Note - 18

Trade payables - current

A Total outstanding dues of micro enterprises and small enterprises*	-	17.78
	<u>-</u>	<u>17.78</u>

*Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2026 and 31 March 2025:

Particulars	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
i) the principal amount remaining unpaid to any supplier as at the end of each accounting year;	-	17.78
ii) Interest due thereon	Nil	Nil
iii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iv) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
v) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
vi) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

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

B Trade payables to other than micro enterprises and small enterprises	246.61	1,367.36
Retention Money	75.01	249.45
	<u>321.62</u>	<u>1,616.81</u>

Trade Payables ageing as at 31 March 2026

Particulars	Outstanding for the year ended 31 March 2026					
	Not Due	Less than 1 year	1 year to 2 year	2 year to 3 year	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Other than MSME	259.81	51.98	9.03	-	0.80	321.62
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

Trade Payables ageing as at 31 March 2025

Particulars	Outstanding for the year ended 31 March 2025					
	Not Due	Less than 1 year	1 year to 2 year	2 year to 3 year	More than 3 years	Total
(i) MSME	-	17.78	-	-	-	17.78
(ii) Other than MSME	1,528.98	74.46	12.57	-	0.80	1,616.81
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

Note - 19

Other financial liabilities - current

Expenses payable

3.63	44.24
<u>3.63</u>	<u>44.24</u>

Note - 20

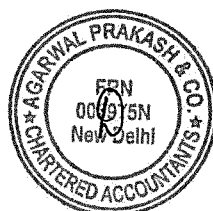
Other current liabilities

Payable to statutory and government authorities

Advance from customers

Other liabilities

2.06	2.12
732.12	617.71
-	486.66
<u>734.18</u>	<u>1,106.49</u>



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
Note - 21		
Revenue from operations		
Operating revenue		
Revenue from real estate properties	69.65	(105.84)
Other operating revenue		
Interest from customers on overdue balances	2.47	0.80
Service receipts	1.63	17.26
Sale of scrap	21.29	-
	<u>95.04</u>	<u>(87.78)</u>
Note - 22		
Other income		
Interest income	42.92	61.17
Balances Written Back	299.66	69.68
Profit on redemption of mutual funds	-	0.12
Provision written back	661.32	84.09
Miscellaneous income	0.06	31.62
	<u>1,003.96</u>	<u>246.68</u>
Note - 23		
Cost of revenue		
Cost incurred during the year	-	83.35
(Increase) / decrease in inventory of real estate properties		
Opening stock	239.67	166.57
Closing stock	(173.02)	(239.67)
	<u>66.65</u>	<u>(73.10)</u>
	<u>66.65</u>	<u>10.25</u>
Note - 24		
Employee benefits expense		
Salaries and wages	39.46	82.49
Contribution to provident fund	2.16	1.13
Staff welfare expenses	1.26	-
Bonus and ex-gratia	-	10.84
	<u>42.88</u>	<u>94.46</u>
As part of a group restructuring undertaken during the year, employees of the Company were transferred to another group company (refer note 44)		
Note - 25		
Finance costs		
Interest on income tax	-	0.00
Bank guarantee charges	0.54	2.03
Other borrowing costs	0.01	0.01
	<u>0.55</u>	<u>2.04</u>
Note - 26		
Other expenses		
Auditor's remuneration - as auditor (refer note (i) below)	0.24	0.24
Communication expenses	-	0.11
Legal and professional charges	20.62	43.37
Rates and taxes	8.20	48.38
Repairs and maintenance	42.71	29.34
Brokerage and marketing expenses	-	26.80
Claims and compensations	42.67	510.89
Miscellaneous expenses	1.99	0.40
Settlement compensation to vendors	174.20	-
Project handover expense	-	488.61
	<u>290.63</u>	<u>1,148.14</u>
(i) Details of payment to auditors		
Payment to auditor		
Audit fee *	0.24	0.24
	<u>0.24</u>	<u>0.24</u>

*Inclusive of applicable taxes



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

	31 March 2026 (₹ in lakhs)	31 March 2025 (₹ in lakhs)
Note - 27		
Income tax		
Tax expense comprises of:		
Current tax (including earlier years)	3.48	-
Deferred tax expense	3.70	0.34
Tax expense reported in the statement of profit or (loss)	7.18	0.34

The major components of the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (31 March 2025: 25.168%) and the reported tax expense in statement of profit and loss are as follows

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting Profit / (loss) before tax from continuing operations	698.29	(1,248.55)
Accounting Profit / (loss) before income tax	698.29	(1,248.55)

At statutory income tax rate of 25.168% (31 March 2025: 25.168%)	175.75	(314.24)
--	--------	----------

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

Tax impact of depreciation as per Income Tax Act	0.65	0.65
Tax impact on unabsorbed losses	(175.10)	314.02
Tax paid in respect of earlier year	3.48	0.00
Others	2.40	(0.09)
Income tax expense	7.18	0.34

Note - 28

Earnings per share (EPS)

The Company's Earnings per Share ("EPS") is determined based on the net profit 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 common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

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

Profit / (loss) attributable to equity holders (₹ in lakhs)	691.11	(1,248.89)
Less: Interest on Optionally convertible debentures	0.01	0.01
Profit / (loss) for basic earnings per share	691.10	(1,248.90)
Add: Interest on Optionally convertible debentures	0.01	0.01
Profit / (loss) for diluted earnings per share	691.11	(1,248.89)

Weighted average number of Equity shares for basic Earning Per Share	4,89,558	4,89,558
Add: 0.0001% Optionally convertible debentures	8,00,000	8,00,000
Weighted average number of Equity shares adjusted for the effect of dilution	12,89,558	12,89,558

Earning per share:		
Basic (₹)	141.17	(96.85)
Diluted (₹)	53.59	(96.85)

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Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Note - 29

Financial risk management

i) Financial instruments by category

(₹ in lakhs)

Particulars	31 March 2026	31 March 2025
	Amortised cost	Amortised cost
Financial assets		
Cash and cash equivalents	155.19	80.93
Other bank balances	365.27	673.16
Loans (Net of impairment)	529.30	533.30
Other financial assets	133.05	516.27
Total financial assets	1,182.81	1,803.66
Financial liabilities		
Borrowings	3,111.32	2,751.09
Trade payables	321.62	1,634.58
Other financial liabilities	3.63	44.24
Total financial liabilities	3,436.57	4,429.91

ii) Financial instruments measured at amortised cost

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

iii) Risk management

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

(A) Credit risk

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

a) Credit risk management

i) Credit risk rating

The finance function of the Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Entity classifies its financial assets into the following categories based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Assets under credit risk –

Credit rating	Particulars	31 March 2026	31 March 2025
A	Cash and Cash Equivalents	155.19	80.93
A	Other bank balances	365.27	673.16
A	Other financial assets	133.05	516.27
A	Loans	529.30	533.30
C	Loans	152.56	152.56

The risk parameters are same for all financial assets for all period presented. The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period. In general, definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

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

ii) Concentration of financial assets

The Company's principal business activities are development of real estate properties and all other related activities. The Company's outstanding receivables are for real estate properties. Other financial assets majorly represents cash and cash equivalents, other bank balances, loans given to fellow subsidiaries and security deposit given for business purpose.



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

b) Credit risk exposure

Provision for expected credit losses

The Company provides 12 months or lifetime expected credit losses for following financial assets –

As at 31 March 2026

(₹ in lakhs)

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Trade receivables	4.61	4.61	-
Cash and cash equivalents	155.19	-	155.19
Other bank balances	365.27	-	365.27
Loans	529.30	-	529.30
Other financial assets	133.05	-	133.05

As at 31 March 2025

(₹ in lakhs)

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Trade receivables	4.61	4.61	-
Cash and cash equivalents	80.93	-	80.93
Other bank balances	673.16	-	673.16
Loans	685.86	152.56	533.30
Other financial assets	516.27	-	516.27

Expected credit loss for trade receivables under simplified approach

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Further, during the periods presented, the Company has made no write-offs of trade receivables.

Reconciliation of loss provision – trade receivables

(₹ in lakhs)

Reconciliation of loss allowance	Amount
Loss allowance as on 01 April 2024	-
Add/(Less): Changes in loss allowance due to assets originated or purchased	4.61
Modification of contractual cash-flows that did not result in de-recognition	-
Loss allowance on 31 March 2025	4.61
Add/(Less): Changes in loss allowance due to assets originated or purchased	-
Modification of contractual cash-flows that did not result in de-recognition	-
Loss allowance on 31 March 2026	4.61

(B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

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

Maturities of financial liabilities

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

(₹ in lakhs)

31 March 2026	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	3,111.32	-	-	-	3,111.32
Trade payable	321.62	-	-	-	321.62
Other financial liabilities	3.63	-	-	-	3.63
Total	3,436.57	-	-	-	3,436.57

(₹ in lakhs)

31 March 2025	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	2,751.09	-	-	-	2,751.09
Trade payable	1,634.59	-	-	-	1,634.59
Other financial liabilities	44.24	-	-	-	44.24
Total	4,429.92	-	-	-	4,429.92

(C) Market risk

The Company does not have any price, interest rate (nil variable rate borrowings) and foreign currency risks.



Selene Constructions Limited

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Note - 31

Details with respect to the Benami properties:

No proceedings have been initiated or pending against the entity under the Benami Transactions (Prohibitions) Act, 1988 for the year ended 31 March 2026 and 31 March 2025.

Note - 32

Undisclosed income

There is no such income which has not been disclosed in the books of accounts. No such income is surrendered or disclosed as income during the year ended 31 March 2026 and 31 March 2025 in the tax assessments under Income Tax Act, 1961.

Note - 33

Details of Crypto Currency or Virtual Currency

Profit or loss on transactions involving Crypto currency or Virtual Currency	No transaction during the year ended 31 March 2026 and 31 March 2025.
Amount of currency held as at the reporting date	No transaction during the year ended 31 March 2026 and 31 March 2025.
Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / virtual currency	No transaction during the year ended 31 March 2026 and 31 March 2025.

Note - 34

Ratio Analysis

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

Particulars	Numerator	Denominator	31 March 2026	31 March 2025	Variance	Remarks
Current Ratio	Current Assets	Current Liabilities	0.28	0.29	(0.02)	Not applicable
Debt Equity Ratio *	Total Debts	Shareholder's Equity	NA	NA	NA	Not applicable
Debt Service Coverage Ratio	Earnings available for debt services	Debt Service	(0.80)	0.92	-186.60%	Refer note A
Return on Equity (ROE) / Return on investment	Net Profit After Taxes	Average Share holder's Equity	(0.04)	0.08	-154.36%	Refer note A
Inventory Turnover Ratio	Net sales	Average Inventory	0.46	(0.43)	-206.58%	Refer note A
Trade Receivable Turnover Ratio ^	Revenue	Average Trade Receivable	NA	NA	NA	Not applicable
Trade Payable Turnover Ratio	Purchase of services and other expenses	Average Trade Payable	0.07	0.01	1044.89%	Refer note A
Net Capital Turnover Ratio ##	Revenue	Working Capital	NA	NA	NA	Not applicable
Net Profit Ratio	Net profit	Revenue	7.27	14.23	-48.89%	Refer note A
Return of Capital Employed (ROCE)	Earning before interest taxes	Capital Employed	(1.61)	0.84	-291.63%	Refer note A
Return on Investment ^^	Income generated from Investment	Time Weighted Average investment	NA	NA	NA	Not applicable

Notes:

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

* Ratio can not be calculated due to negative average shareholders funds during the current year as well as in previous year.

Ratios can not be calculated due to negative working capital during the current year as well as in previous year.

^ Following ratios are not applicable in view of the fact that either numerator or denominator does not have any value.

^^ Since this is not an investment company.

Note - 35

Willful Defaulter:

No bank or financial institution has declared the company as "Willful defaulter" during the year ended 31 March 2026 and 31 March 2025.

Note - 36

Details in respect of Utilization of Borrowed funds and share premium:

During the year ended 31 March 2026 and 31 March 2025 no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).

During the year ended 31 March 2026 and 31 March 2025 the Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note - 37

Relationship with Struck off Companies:

No transaction has been made with the company struck off under section 248 of The Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2026 and 31 March 2025.

Note - 38

Registration of charges or satisfaction with Registrar of Companies:

All applicable cases where registration of charges or satisfaction is required with Registrar of Companies have been done. No registration or satisfaction is pending for the year ended 31 March 2026 and 31 March 2025.

Note - 39

Compliance with number of layers of companies:

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 and no layers of companies has been established beyond the limit prescribed as per above said section / rules during the year ended 31 March 2026 and 31 March 2025.

Note - 40

Loan or advances granted to the promoters, directors and KMPs and the related parties:

Particular	31 March 2026	31 March 2025	31 March 2026	31 March 2025
Type of Borrower	Amount of Loan or advance in the nature of loan outstanding (₹ in lakhs)	Amount of Loan or advance in the nature of loan outstanding (₹ in lakhs)	Percentage to the total Loans and advances in natures of loans(%)	Percentage to the total Loans and advances in natures of loans(%)
Related Parties (refer note no 12 for details)*	681.86	681.86	100.00%	99.42%
Total	681.86	681.86	100.00%	99.42%

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



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

Note – 41

Capital management

The Company's objectives when managing capital are:

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

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company manages its capital requirements by reviewing its net debt position, where net debt is equal to current borrowings – cash and cash equivalents – other bank balances.

Note – 42

Related party transactions

Relationship

Name of the related parties

(i) Related parties exercising control

Holding Company

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

(ii) Other related parties *

Fellow subsidiary companies

Vindhyachal Land Development Limited
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited)
Citra Properties Limited
Athena Buildwell Limited

Key management personnel

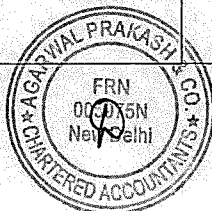
Mr. Ssatyajit Parrihaar (whole time director)

*With whom transactions have been entered during the year/previous year

(i) Statement of transactions with related parties

(₹ in lakhs)

Particulars	For the year ended 31 March 2026		For the year ended 31 March 2025	
	Holding company	Fellow subsidiary companies	Holding company	Fellow subsidiary companies
Inter corporate loans given /(received back), net				
Vindhyachal Land Development Limited	-	-	-	15.80
Inter corporate borrowings taken				
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited)	-	33.82	-	-
Citra Properties Limited	-	524.69	-	2,177.78
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	444.94	-	336.00	-
Athena Buildwell Limited	-	226.12	-	-
Inter corporate borrowings repaid				
Citra Properties Limited	-	(424.40)	-	(1,357.20)
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	(444.94)	-	(336.00)	-



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

Vehicle running expenses Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	3.70	-	-	-
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(ii) Statement of balances outstanding:

(₹ in lakhs)

Particulars	As at 31 March 2026		As at 31 March 2025	
	Holding company	Fellow subsidiary companies	Holding company	Fellow subsidiary companies
Inter corporate borrowings taken				
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	1930.51	-	1930.51	-
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited)	-	33.82	-	-
Athena Buildwell Limited	-	226.12	-	-
Citra Properties Limited	-	920.87	-	-
Inter-corporate loans given				
Vindhyachal Land Development Limited	-	681.86	-	681.86
Expense payable				
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	3.63	-	-	-

Disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed.

Note – 43

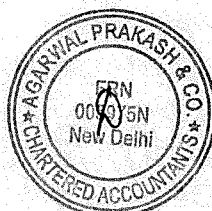
Contingent liabilities and commitments

i) Summary of contingent liabilities

(₹ in lakhs)

Particulars	As at 31 March 2026	As at 31 March 2025
Contingent liabilities, not acknowledged as debt, include:		
Credit of Education Cess and Higher Education cess claimed as Service tax-Asst. Commissioner, Audit-II, Mumbai, June-15 to Sept-15	1.34	1.34
Income tax matter for the assessment year 2014-15 to 2017-18 in respect of which appeal have been filed with CIT (A).	33.97	33.97

ii) The Company had received a demand order of ₹ 180.25 lakhs for issuing invoices without actual supplying of underlying services. Appeal filed against the order before First Appellate Authority (Centre) and paid pre deposit of ₹ 18.03 lakhs as per GST provisions for which appeals has been filed during FY 2025-26 with the appellate authority (Centre).



Selene Constructions Limited**Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026**

iii) There are certain Allottees of "Centrum Park, Gurugram" Group housing residential project who had filed their respective complaints and are pending adjudication before Haryana RERA, District Court Gurugram and Consumer Forums, via, which they majorly alleged their grievance with respect to delay to the tune of ` 771.47 lakhs. Though, the Company is contesting the same still a provision of ` 771.47 lakhs has already taken in the books of accounts. Based on the defence taken in these matters and the independent legal advice from the Counsels, the management believes that there is a reasonably likelihood that the there is no material liability will devolve on the Company in respect of these matters or atleast liability will not go beyond the provision which has already taken in the books of Accounts.

There are no other contingent liabilities and commitments to be reported as at 31 March 2026 and 31 March 2025.

Note – 44**Employee benefits****Defined contribution plan**

The Company has made ₹ 1.61 lakhs (31 March 2025 - ₹ 1.13 lakhs) contribution in respect of provident fund.

Defined benefit plan

The Company has the following defined benefit plans:

- Gratuity (unfunded)
- Compensated absences (unfunded)

Risks associated with plan provisions

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

Compensated absences

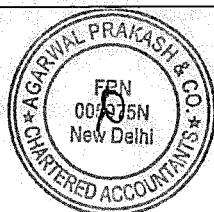
The leave obligations cover the Company's liability for earned leaves. The amount of provision of nil (31 March 2025 - ₹ 0.05 lakhs) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current. The weighted average duration of the defined benefit obligation as on 31 March 2026: nil and 31 March 2025: 16.75 years.

Actuarial (Gain)/loss on obligation:**(₹ in lakhs)**

	31 March 2026	31 March 2025
Actuarial (Gain) / loss on arising from change in financial assumptions	-	0.03
Actuarial Loss / (gain) on arising from change in experience adjustment	-	(0.21)

Amount recognised in the statement of profit and loss is as under:**(₹ in lakhs)**

	31 March 2026	31 March 2025
Current service cost	-	1.76
Interest cost	-	0.16
Actuarial gain on obligation	-	(0.18)
Expense recognized in the statement of profit and loss	-	1.74



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

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

(₹ in lakhs)

	31 March 2026	31 March 2025
Present value of defined benefit obligation at the beginning of the year	2.70	2.27
Current service cost	-	0.71
Interest cost	-	0.16
Past service cost including curtailment gains/losses	-	1.04
Actuarial gain on obligation	-	(0.17)
Benefit paid	-	(1.31)
Reversal due to employee transfer to another group entity	(2.70)	-
Present value of defined benefit obligation at the end of the year	-	2.70

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

(₹ in lakhs)

	31 March 2026	31 March 2025
a) Current liability (amount due within one year)	-	0.05
b) Non - current liability (amount due over one year)	-	2.65
Total projected benefit obligation at the end of the year	-	2.70

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

Particulars	Compensated absences	
	31 March 2026	31 March 2025
Discount rate	-	7.15%
Salary escalation rate	-	5.00%
Mortality table	-	Indian Assured Lives Mortality (2012 -14)

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

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

Maturity plan of Defined Benefit Obligation

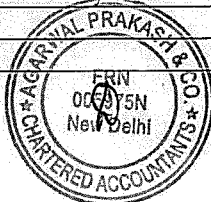
(₹ in lakhs)

	Year	31 March 2026	Year	31 March 2025
a)	April 2026 – March 2027	-	April 2025 – March 2026	0.05
b)	April 2027 – March 2028	-	April 2026 – March 2027	0.04
c)	April 2028 – March 2029	-	April 2027 – March 2028	0.04
d)	April 2029 – March 2030	-	April 2028 – March 2029	0.04
e)	April 2030 – March 2031	-	April 2029 – March 2030	0.04
f)	April 2031 – March 2032	-	April 2030 – March 2031	0.04
g)	April 2032 onwards	-	April 2031 onwards	2.44

Sensitivity analysis for compensated absences liability

(₹ in lakhs)

	31 March 2026	31 March 2025
Impact of the change in discount rate		
Present value of obligation at the end of the year	-	2.70
a) Impact due to increase of 0.50 %	-	(0.19)
b) Impact due to decrease of 0.50 %	-	0.20
Impact of the change in salary increase		
Present value of obligation at the end of the year	-	2.70
a) Impact due to increase of 0.50 %	-	0.21
b) Impact due to decrease of 0.50 %	-	(0.19)



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

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

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. Gratuity plan is a non-funded plan. The weighted average duration of the defined benefit obligation as on 31 March 2026: nil and 31 March 2025: 16.75 years.

Actuarial loss recognised in other comprehensive income		(₹ in lakhs)
	31 March 2026	31 March 2025
Actuarial gain on arising from change in demographic assumption	-	-
Actuarial (Gain) / loss on arising from change in financial assumptions	-	0.25
Actuarial loss on arising from change in experience adjustment	-	1.09

Amount recognised in the statement of profit and loss is as under:		(₹ in lakhs)
	31 March 2026	31 March 2025
Current service cost	-	1.14
Interest cost	-	0.67
Expense recognized in the statement of profit and loss	-	1.81

Movement in the liability recognized in the balance sheet is as under:		(₹ in lakhs)
	31 March 2026	31 March 2025
Present value of defined benefit obligation at the beginning of the year	8.28	9.23
Current service cost	-	1.14
Interest cost	-	0.67
Benefits paid	-	(4.10)
Total actuarial (Gain) / loss on obligation	-	1.34
Reversal due to employee transfer to another group entity	(8.28)	-
Present value of defined benefit obligation at the end of the year	-	8.28

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

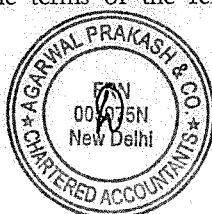
		(₹ in lakhs)
	31 March 2026	31 March 2025
a) Current liability (amount due within one year)	-	0.14
b) Non - current liability (amount due over one year)	-	8.14
Total projected benefit obligation at the end of the year	-	8.28

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

Particulars	Gratuity	
	31 March 2026	31 March 2025
Discount rate	-	6.99%
Salary escalation rate	-	5.00%
Mortality table	-	Indian Assured Lives Mortality (2012-14)

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

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



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

Maturity plan of Defined Benefit Obligation

(₹ in lakhs)

	Year	31 March 2026	Year	31 March 2025
a)	April 2026 – March 2027	-	April 2025 – March 2026	0.14
b)	April 2027 – March 2028	-	April 2026 – March 2027	0.10
c)	April 2028 – March 2029	-	April 2027 – March 2028	0.11
d)	April 2029 – March 2030	-	April 2028 – March 2029	0.11
e)	April 2030 – March 2031	-	April 2029 – March 2030	0.12
f)	April 2031 – March 2032	-	April 2030 – March 2031	0.12
g)	April 2032 onwards	-	April 2031 onwards	7.59

Sensitivity analysis for gratuity liability

(₹ in lakhs)

		31 March 2026	31 March 2025
Impact of the change in discount rate			
	Present value of obligation at the end of the year	-	8.28
a)	Impact due to increase of 0.50 %	-	(0.54)
b)	Impact due to decrease of 0.50 %	-	0.59
Impact of the change in salary increase			
	Present value of obligation at the end of the year	-	8.28
a)	Impact due to increase of 0.50 %	-	0.60
b)	Impact due to decrease of 0.50 %	-	(0.56)

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

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

Note: - The employees of the company were transferred to another group company hence the liabilities related to gratuity and leave encashment has been reversed.

Note-45

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

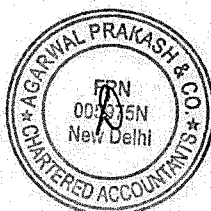
The changes in the Company's liabilities arising from financing activities can be classified as follows:

(₹ in lakhs)

Particulars	Current borrowings	Total
Net debt as at 31 March 2024	1,930.51	1,930.51
Proceeds from borrowings	2,177.78	2,177.78
Repayment of borrowings	(1,357.20)	(1,357.20)
Interest expense	0.01	0.01
Interest paid	(0.01)	(0.01)
Net debt as at 31 March 2025	2,751.09	2,751.09

(₹ in lakhs)

Particulars	Current borrowings	Total
Net debt as at 31 March 2025	2,751.09	2,751.09
Proceeds from borrowings	1229.57	1229.57
Repayment of borrowings	(869.34)	(869.34)
Interest expense	0.01	0.01
Interest paid	(0.01)	(0.01)
Net debt as at 31 March 2026	3,111.32	3,111.32



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

Note – 46

Audit Trail

As per the Ministry of Corporate Affairs (MCA) notification, proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, for the financial year commencing 01 April 2023, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The interpretation and guidance on what level edit log and audit trail needs to be maintained evolved during the year and continues to evolve.

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

Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

Note – 47

Business Combination of holding company

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

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

Note – 48

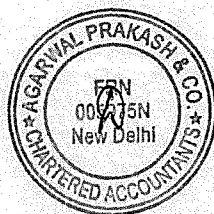
Exceptional Item

During the current reporting period, the Company has recognized certain exceptional items that significantly impacted the financial results:

Impairment of Loan

The Company has extended loans to its fellow subsidiary companies. During each financial year, company assesses its loan portfolio and identifies specific exposures that have experienced a deterioration in credit quality, like the fellow subsidiaries having a negative net worth and do not possess any realizable assets. Based on management's evaluation, in line with Indian accounting standards and the principle of prudence, this raises significant doubt regarding the recoverability of the loan, therefore, an impairment loss needs to be recognized. This impairment reflects the reduced recoverability of the affected loans and to be presented as an exceptional item in the Statement of Profit and Loss.

Accordingly, an expense for impairment provision amounting to ₹ 152.56 Lakhs has been recognized in the financial statements for the year ended 31 March 2025, to reflect the potential non-recoverability of the loan. During the year ended 31 March 2026 no impairment loss is assessed and hence not recognised. This ensures that the Company's financial position is presented fairly and avoids overstatement of assets.



Selene Constructions Limited

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2026

Note – 49

Segment reporting

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of real estate properties and all other related activities which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company derives its major revenues from sale of real estate properties and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

Note – 50

Other matters

(i) The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.

(ii) In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2026 and 31 March 2025.

(iii) In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2026, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.

(iv) The Company is a subsidiary of Embassy Developments Limited (Formerly known as Equinox India Developments Limited, and earlier Indiabulls Real Estate Limited), whether directly or indirectly. The Company will get all necessary support financially and otherwise from its holding company and thus, the Company is 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.

(v) Previous year figures have been regrouped and/or reclassified wherever necessary to confirm to those of the current year grouping and/or classification.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration No.: 005975N

Dhiraj Kumar
Partner

Membership No.: 571841



Place: Gurugram

Date: 09 May 2026

For and on behalf of board of directors

Ssatyagit Parrihaar
Ssatyagit Parrihaar
Whole Time Director
[DIN: 09643887]

Ajay Kumar
Chief Financial Officer

Om Prakash Prajapati
Director
[DIN: 09655081]

Surabhi Sangal
Company Secretary