

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

508, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001

Phone : 011-43516377 • E-mail : contact@apnco.org

INDEPENDENT AUDITOR'S REPORT

To the Members of Varali Properties Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Varali Properties 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.

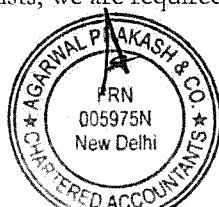
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

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 statements.

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

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

Report on Other Legal and Regulatory Requirements

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

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on 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.
- (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) of the Act and paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;



- (g) With respect to the adequacy of the internal financial controls over financial reporting 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 statement as at 31 March 2026 - Refer note - 40 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 43 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 which has a feature of recording audit trail (edit log) facility at application level as well as database level and the same has 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. However, recording of audit trail (edit logs) can be disabled using restricted privileged rights for direct data changes at database level. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with other than the consequential impact of the exception given above. Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention.



- (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



Aashish K Verma

Partner

Membership No. : 527886

UDIN: 26527886KGGZLB5009



Place: Bengaluru
Date: 14 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. Accordingly, clause 3(i)(e) of the Order is not applicable.
- (ii) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company does not hold any inventory. Accordingly, reporting under clause 3(ii)(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 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) 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) to (f) of the Order is not applicable.
- (iv) The Company has not entered into any transactions covered under Section 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided. Accordingly, clause 3(iv) of the Order is not 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 clause 3(v) of the Order 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 the 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) 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 hundred)	Period to which the amount relates	Forum where the dispute is pending
Haryana Goods and Services Tax Act, 2017	Goods and Service Tax	4,771.54	FY 2017-18	Appellate Authority (Centre) (refer below note)

Note: During the year ended 31 March 2026, the appeal was rejected by the Appellate Authority and the demand was upheld but the Company is in process of filing a further appeal before the Goods and Services Tax Appellate Tribunal (GSTAT) challenging the demand order (refer note 40 to the financial statements).

(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. Accordingly, clause 3(viii) of the Order is not applicable.

(ix) (a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings and interest thereon payable to any banks and other lenders. The Company does not have any borrowings from financial institutions or government.

(b) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

(c) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company. Accordingly, clause 3(ix)(d) of the Order is not applicable.

(e) According to the information and explanations given to us, and the procedures performed by us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable.

(f) According to the information and explanations given to us, and the procedures performed by us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.



- (x) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management. Accordingly, clause 3(xi)(a) of the Order is not applicable.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
- (c) According to the information and explanations given to us, and the procedures performed by us, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us, and the procedures performed by us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.
- (xiv) (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013.
- (b) The Company did not have an internal audit system for the period under audit. 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, during the year, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. Accordingly, provisions of section 192 of the Companies Act, 2013 and clause 3(xv) of the Order is not applicable.
- (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) of the Order is not applicable.
- (xvii) The Company has incurred cash losses of ₹ 47,646.94 hundreds in the current financial year and have incurred cash losses of ₹ 320,663.66 hundreds during the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and subject to the Note no. 45(d) 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 is 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



Aashish K Verma
Partner

Membership No. : 527886

UDIN: 26527886KGGZLB5009



Place: Bengaluru
Date: 14 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 the financial statements of Varali Properties 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 the financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

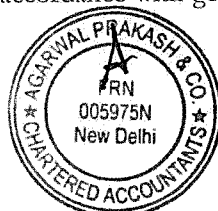
Our responsibility is to express an opinion on the Company's internal financial controls with reference to the financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) 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 the 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 the financial statements and their operating effectiveness. Our audit of internal financial controls with reference to the financial statements included obtaining an understanding of internal financial controls with reference to the 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 the financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

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



Company's internal financial controls with reference to the 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 the 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 the 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 the financial statements to future periods are subject to the risk that the internal financial controls with reference to the 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 the financial statements and such internal financial controls with reference to the financial statements were operating effectively as at 31 March 2026, based on the internal financial controls with reference to the 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



Aashish K Verma

Partner

Membership No. : 527886

UDIN: 26527886KGGZLB5009



Place: Bengaluru

Date: 14 May 2026

VARALI PROPERTIES LIMITED
All amount in ₹ hundred unless otherwise stated

Balance Sheet as at	Notes	31 March 2026	31 March 2025
I. ASSETS			
Non-current assets			
(a) Financial assets			
Other financial assets	6	4,000.00	4,000.00
(b) Non-current tax assets, net	7	-	46,785.16
		<u>4,000.00</u>	<u>50,785.16</u>
Current assets			
(a) Inventories	8	-	-
(b) Financial assets			
Trade receivables	9	-	-
Cash and cash equivalents	10	2,615.17	455.97
Other financial assets	11	51,611.36	2,55,977.70
(c) Other current assets	12	30,57,596.78	57,119.62
		<u>31,11,823.31</u>	<u>3,13,553.29</u>
Total of Assets		<u>31,15,823.31</u>	<u>3,64,338.45</u>
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	13	5,000.00	5,000.00
(b) Other equity		<u>(10,96,095.56)</u>	<u>(16,07,584.78)</u>
		<u>(10,91,095.56)</u>	<u>(16,02,584.78)</u>
Liabilities			
Current liabilities			
(a) Financial liabilities			
Borrowings	14	35,45,730.00	5,46,420.00
Trade payables	15	-	-
-total outstanding dues of micro enterprises and small enterprises; and		-	-
-total outstanding dues of creditors other than micro enterprises and small enterprises		32,307.44	6,22,395.79
Other financial liabilities	16	4,96,221.86	1,72,915.03
(b) Other current liabilities	17	100.75	2,88,267.25
(c) Provisions	18	1,32,558.82	3,36,925.16
		<u>42,06,918.87</u>	<u>19,66,923.23</u>
Total of Equity and Liabilities		<u>31,15,823.31</u>	<u>3,64,338.45</u>
Summary of material accounting policies	5		

The accompanying notes are integral part of the financial statements.
This is the balance sheet referred to in our report of even date.

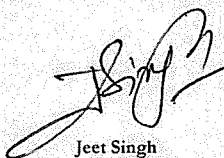
For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number : 005975N


Aashish K Verma
Partner
Membership No. : 527886

Place: Bengaluru
Date: 14 May 2026



For and on behalf of the Board of Directors


Jeet Singh
Director
[DIN: 07405684]


Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

All amount in ₹ hundred, unless otherwise stated

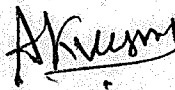
Statement of profit and loss for the year ended	Notes	31 March 2026	31 March 2025
Income			
Revenue from operations	19	-	2,44,162.43
Other income	20	5,91,834.36	29,260.23
Total Income		5,91,834.36	2,73,422.66
Expenses			
Cost of revenue	21	-	63,470.64
Other expenses	22	77,868.79	5,31,280.49
Total Expenses		77,868.79	5,94,751.13
Profit/(loss) before tax		5,13,965.57	(3,21,328.47)
Tax expense	23		
Current tax (including earlier year taxes)		2,476.35	4.76
Deferred tax		-	-
Profit/(loss) after tax		5,11,489.22	(3,21,333.23)
Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Total other comprehensive income, net of tax		-	-
Total comprehensive income for the year		5,11,489.22	(3,21,333.23)
Earnings per equity share	24		
Equity share of face value ₹ 10/- each			
Basic (₹)		1,022.98	(642.67)
Diluted (₹)		1,022.98	(642.67)
Summary of material accounting policies	5		

The accompanying notes are 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



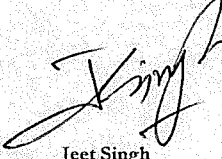
Aashish K Verma
Partner

Membership No. : 527886



Place: Bengaluru
Date: 14 May 2026

For and on behalf of the Board of Directors



Jeet Singh
Director
[DIN: 07405684]



Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

Statement of Cash Flows for the year ended		All amount in ₹ hundred, unless otherwise stated
	31 March 2026	31 March 2025
A. Cash flow from operating activities:		
Profit/(loss) before income tax for the year	5,13,965.57	(3,21,328.47)
Adjustments for:		
Excess provisions written back	(5,80,526.10)	-
Interest income on income tax refund	(11,238.22)	(208.20)
Provision for balances with statutory authorities	-	9,126.63
Balances written off	21,390.00	-
Provision for customer compensation	-	4,79,483.89
Allowance for expected credit losses	-	20,516.11
Interest income on bank deposit	(69.98)	(69.86)
Operating cash flow before working capital changes and other adjustments	(56,478.79)	1,87,520.10
Working capital changes and other adjustments:		
Changes in inventories	-	63,470.64
Changes in trade receivables	-	4,478.09
Changes in other financial assets - current and non-current	2,04,366.34	(2,55,967.54)
Changes in other current assets	(30,00,477.10)	932.73
Changes in trade payables	(9,362.19)	(30,370.56)
Changes in other financial liabilities	35,140.33	(1,62,281.42)
Changes in other current liabilities	-	(74,548.31)
Changes in provisions	(2,04,366.34)	(1,42,558.73)
Cash used in operating activities	(30,31,377.81)	(4,09,325.00)
Income taxes refund, net	34,157.03	4,647.16
Net cash used in operating activities	(29,97,220.78)	(4,04,677.84)
B. Cash flow from investing activities:		
Interest received on bank deposit	69.98	70.02
Net cash generated from investing activities	69.98	70.02
C. Cash flow from financing activities: (refer note-12)		
Repayment of inter-corporate borrowings	(30,31,500.00)	(65,700.00)
Proceeds from inter-corporate borrowings	60,30,810.00	4,70,600.00
Net cash generated from financing activities	29,99,310.00	4,04,900.00
D. Increase in cash and cash equivalents, net (A+B+C)	2,159.20	292.18
E. Cash and cash equivalents at the beginning of the year	455.97	163.79
F. Cash and cash equivalents at the end of the year (D+E)	2,615.17	455.97
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	2,615.17	455.97
	2,615.17	455.97

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".

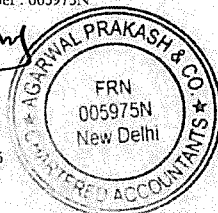
Summary of material accounting policies (refer note 5)

The accompanying notes are 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

Aashish K Verma
Partner
Membership No. : 527886

Place: Bengaluru
Date: 14 May 2026



For and on behalf of the Board of Directors

[Signature]

Jeet Singh
Director
[DIN: 07405684]

[Signature]

Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

All amount in ₹ hundred, unless otherwise stated

Statement of Changes in Equity for the year ended 31 March 2026

(A) Equity share capital*

Particulars	Opening balance as at 01 April 2024	Issue of equity share capital during the year	Balance as at 31 March 2025	Issue of equity share capital during the year	Balance as at 31 March 2026
Equity share capital	5,000.00	-	5,000.00	-	5,000.00

(B) Other equity

Particulars	Reserves and surplus	Total
	Retained earnings	
Opening balance as at 01 April 2024	(12,86,251.55)	(12,86,251.55)
Loss for the year	(3,21,333.23)	(3,21,333.23)
Balance as at 31 March 2025	(16,07,584.78)	(16,07,584.78)
Profit for the year	5,11,489.22	5,11,489.22
Balance as at 31 March 2026	(10,96,095.56)	(10,96,095.56)

*Refer Note - 13 for details

Summary of material accounting policies (refer note 5)

The accompanying notes are 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

Aashish K Verma
Partner

Membership No. : 527886

Place: Bengaluru
Date: 14 May 2026



For and on behalf of the Board of Directors

Jeet Singh
Director
[DIN: 07405684]

Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2026	As at 31 March 2025
Note - 6		
Other financial assets - non-current		
Bank deposits with remaining maturity of more than twelve months*	1,000.00	1,000.00
Security deposits#	3,000.00	3,000.00
	<u>4,000.00</u>	<u>4,000.00</u>

*Bank deposits of ₹ 1,000.00 hundred (31 March 2025: ₹ 1,000.00 hundred) is pledged with Assessing Authority, Gurgaon against VAT and CST Registration.

#The Company has provided interest free security deposit to Haryana State Pollution Control Board and the same is refundable against termination of transactions with them.

Note - 7		
Non-current tax assets, net		
Advance income tax, including tax deducted at source	-	46,785.16
	<u>-</u>	<u>46,785.16</u>

Note - 8		
Inventories		
Real estate properties - developed (at cost)		
Cost of developed properties	1,12,39,149.52	1,12,39,149.52
Less: Cost of revenue recognized till date	<u>(1,12,39,149.52)</u>	<u>(1,12,39,149.52)</u>
	<u>-</u>	<u>-</u>

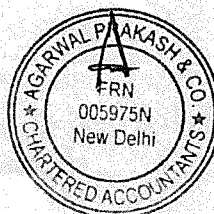
Note - 9		
Trade receivables		
Unsecured		
Trade receivables - credit impaired	20,516.11	20,516.11
	<u>20,516.11</u>	<u>20,516.11</u>
Less: Impairment for trade receivables (expected credit loss)	<u>(20,516.11)</u>	<u>(20,516.11)</u>
	<u>-</u>	<u>-</u>

Trade Receivable ageing 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	-	-	-	-	20,516.11	(20,516.11)	-

Trade Receivable ageing 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	-	-	-	-	20,516.11	(20,516.11)	-



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2026	As at 31 March 2025
Note - 10		
Cash and cash equivalents		
Cash on hand	-	-
Balances with banks		
In current accounts	2,615.17	455.97
	<u>2,615.17</u>	<u>455.97</u>
Note - 11		
Other financial assets - current		
Interest accrued on bank deposits	10.16	10.16
Security deposits	51,601.20	2,35,967.54
	<u>51,611.36</u>	<u>2,55,977.70</u>
Note - 12		
Other current assets		
Land advances - to other than related parties	30,00,000.00	-
Balances with statutory authorities	66,723.41	66,246.25
Less: Provision for service tax input receivable*	(9,126.63)	(9,126.63)
	<u>30,57,596.78</u>	<u>57,119.62</u>

*There is a service tax refund of ₹ 9,126.63 hundred receivable from statutory authorities, which was accrued on reversal of demand on cancellation of units in earlier years. The company has filed an application for a refund with statutory authorities, but the same is pending to be received. During the previous financial year ended 31 March 2025, as a matter of prudence, the company had taken provision against this amount.

Note - 13				
Equity share capital				
i Authorised	Number	Amount	Number	Amount
Equity share capital of face value of ₹ 10 each	50,000	5,000.00	50,000	5,000.00
	<u>50,000</u>	<u>5,000.00</u>	<u>50,000</u>	<u>5,000.00</u>
ii Issued, subscribed and fully paid up	Number	Amount	Number	Amount
Equity share capital of face value of ₹ 10 each fully paid up	50,000	5,000.00	50,000	5,000.00
	<u>50,000</u>	<u>5,000.00</u>	<u>50,000</u>	<u>5,000.00</u>
iii Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year	Number	Amount	Number	Amount
Equity shares				
Balance at the beginning of the year	50,000	5,000.00	50,000	5,000.00
Add: Issued during the year	-	-	-	-
Balance at the end of the year	<u>50,000</u>	<u>5,000.00</u>	<u>50,000</u>	<u>5,000.00</u>
iv Rights, preferences and restrictions attached to equity shares				
The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.				
v	50,000 (previous year 50,000) equity shares of the Company is held by holding company namely Embassy Developments Limited (formerly known as 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 equity shareholder	Number of shares		Number of shares	
Embassy Developments Limited (formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	50,000		50,000	



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

 As at
31 March 2026

 As at
31 March 2025

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 known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	50,000	100.00%	50,000	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 known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	50,000	100.00%	50,000	100.00%	-

viii The Company did not issued any shares 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 and contracts or commitments:

No shares are reserved for issue under options and contracts or commitments for the sale of shares or disinvestment as at 31 March 2026 and as at 31 March 2025.

Note - 14
Borrowings - current
Unsecured loans

Inter-corporate borrowings from related parties* (refer note 39)

	35,45,730.00	5,46,420.00
	<u>35,45,730.00</u>	<u>5,46,420.00</u>

*carrying nil interest rate and repayable on demand.

Note - 15
Trade payables - current

Total outstanding dues of micro enterprises and small enterprises*

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

Retention Money

	5,830.22	5,66,193.66
	<u>26,477.22</u>	<u>56,202.13</u>
	<u>32,307.44</u>	<u>6,22,395.79</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	26,477.22	1,080.00	4,750.22	-	-	32,307.44
(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	-	-	-	-	-	-
(ii) Other than MSME	6,16,536.07	1,109.50	-	2,799.00	1,951.22	6,22,395.79
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

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

S. No.	Particulars	31 March 2026	31 March 2025
i)	the principal amount remaining unpaid to any supplier as at the end of each accounting year;	-	-
ii)	the interest due thereon remaining unpaid to any supplier and service provider at the end of each accounting year;	-	-
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;	-	-
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;	-	-
v)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
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.	-	-

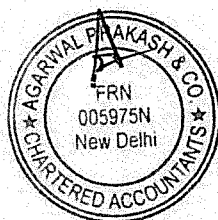
The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.



VARALI PROPERTIES LIMITED

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

	<i>All amount in ₹ hundred, unless otherwise stated</i>	
	As at 31 March 2026	As at 31 March 2025
Note - 16		
Other financial liabilities - current		
Amount refundable to cancelled customers	1,52,870.79	1,37,885.32
Expense payable	-	15,029.71
Amount payable to association	3,43,351.07	-
	<u>4,96,221.86</u>	<u>1,72,915.03</u>
Note - 17		
Other current liabilities		
Payable to statutory authorities	100.75	100.75
Advance from customers against maintenance	-	1,92,680.11
Advance from customers against contingency VAT deposit	-	95,486.39
	<u>100.75</u>	<u>2,88,267.25</u>
Note - 18		
Provisions - current		
Provision for customers compensation	1,32,558.82	3,36,925.16
	<u>1,32,558.82</u>	<u>3,36,925.16</u>

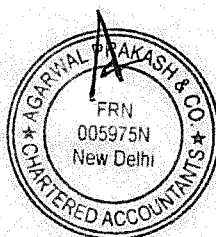


VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

	For the year ended 31 March 2026	For the year ended 31 March 2025
Note - 19		
Revenue from operations		
Revenue from real estate properties	-	2,37,996.33
Other operating income	-	6,166.10
Service and forfeiture receipts	-	2,44,162.43
	<u>-</u>	<u>2,44,162.43</u>
Note - 20		
Other income		
Interest income on bank deposits	69.98	69.86
Interest income on income tax refund	11,238.22	208.20
Excess provisions written back	5,80,526.16	28,973.17
Miscellaneous income	-	9.00
	<u>5,91,834.36</u>	<u>29,260.23</u>
Note - 21		
Cost of revenue		
Cost incurred during the year	-	-
Decrease in real estate properties	-	-
Opening stock	-	63,470.64
Closing stock	-	-
	<u>-</u>	<u>63,470.64</u>
Note - 22		
Other expenses		
Bank charges	-	1.17
Auditor's remuneration - as auditor (refer note (i) below)	1,180.00	1,180.00
Balances written off	21,390.00	-
Brokerage and marketing expenses	-	15,029.71
Legal and professional charges	88.50	5,908.18
Project handover expense	55,184.54	-
Rates and taxes	24.60	34.80
Provision for balances with statutory authorities	-	9,126.63
Miscellaneous expenses	1.15	-
Provision for customer compensation	-	4,79,483.89
Allowance for expected credit losses	-	20,516.11
	<u>77,868.79</u>	<u>5,31,280.49</u>
(i) Details of Auditor's remuneration		
Audit fee	1,180.00	1,180.00
	<u>1,180.00</u>	<u>1,180.00</u>



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

	For the year ended 31 March 2026	For the year ended 31 March 2025
Note - 23		
Income tax		
Tax expense comprises of:		
Current tax (including earlier year taxes)	2,476.35	4.76
Deferred tax	-	-
Income tax expense reported in the statement of profit and loss	2,476.35	4.76

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

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit/(loss) before tax	5,13,965.57	(3,21,328.47)
Accounting profit/(loss) before income tax	5,13,965.57	(3,21,328.47)
At statutory income tax rate of 25.168% (31 March 2025: 25.168%)	1,29,354.85	(80,871.95)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Tax impact of expenses which will never be allowed	19,272.29	-
Tax impact of temporary differences	(54,295.41)	84,875.43
Tax impact of brought forward losses	(94,331.73)	(4,003.48)
Tax paid in respect of earlier years	2,476.35	4.76
Income tax expense	2,476.35	4.76

(i) Unrecognised deferred tax assets

Particulars	31 March 2026	31 March 2025
Unused tax losses and unabsorbed depreciation	8,04,521.15	8,98,852.87
Provision for customers compensation	33,362.40	84,797.32
Allowances for expected credit losses	5,163.49	5,163.49
Provision for service tax input receivable	2,296.99	2,296.99
Difference between tax balance and book balance of property, plant and equipment	196.44	228.50
Total	8,45,540.47	9,91,339.17

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

Particulars	31 March 2026	31 March 2025
Unused tax losses and unabsorbed depreciation	31,96,603.42	35,71,411.61
Provision for customers compensation	1,32,558.82	3,36,925.16
Allowances for expected credit losses	20,516.11	20,516.11
Provision for service tax input receivable	9,126.63	9,126.63
Difference between tax balance and book balance of property, plant and equipment	780.53	907.89
Total	33,59,585.51	39,38,887.40

(iii) Expiry of losses

Particulars	Assessment year	31 March 2026	Expiry year
Business losses carried forward	2020-21	31,96,603.42	2028-29

Particulars	Assessment year	31 March 2025	Expiry year
Business losses carried forward	2020-21	35,71,411.61	2028-29

Note - 24

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 attributable to equity holders for basic earnings	5,11,489.22	(3,21,333.23)
Profit attributable to equity holders adjusted for the effect of dilution	5,11,489.22	(3,21,333.23)
Weighted average number of equity shares for basic/diluted EPS*	50,000	50,000

*No transaction is there which have impacted the calculation of weighted average number of shares. No other transaction involving Equity shares or potential Equity shares is there between the reporting date and the date of authorisation of these financial statements.

Earnings per equity share

(1) Basic (₹)	1,022.98	(642.67)
(2) Diluted (₹)	1,022.98	(642.67)



VARALI PROPERTIES LIMITED
Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
All amount in ₹ hundred, unless otherwise stated
Note - 25
A) Financial Instruments by category

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

Particulars	31 March 2026			31 March 2025		
	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost
Financial assets						
Trade receivables (Gross of allowance of expected credit loss)	-	-	20,516.11	-	-	20,516.11
Cash and cash equivalents	-	-	2,615.17	-	-	455.97
Other financial assets	-	-	55,611.36	-	-	2,59,977.70
Total financial assets	-	-	78,742.64	-	-	2,80,949.78

Notes

- These financial assets are mandatorily measured at fair value through profit and loss.
- These financial assets represent investments in equity instruments designated as such upon initial recognition.

Particulars	31 March 2026			31 March 2025		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial liabilities						
Borrowings	-	-	35,45,730.00	-	-	5,46,420.00
Trade payables	-	-	32,307.44	-	-	6,22,395.79
Other financial liabilities	-	-	4,96,221.86	-	-	1,72,915.03
Total financial liabilities	-	-	40,74,259.30	-	-	13,41,730.82

B) Fair value measurements
(i) Fair value hierarchy

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

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

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

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

Company does not have any financial assets and financial liabilities that are required to be measured at fair value so no analysis has been shown for fair value measurements.

(ii) Financial instruments measured at amortised cost

Financial instruments measured at amortised cost for which the carrying value is the fair value.



VARALI PROPERTIES LIMITED

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

*All amount in ₹ hundred, unless otherwise stated***Note - 26****Financial risk management**

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for establishment and oversight of 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 related impact in the financial statements.

(A) Credit risk

Credit risk refers to the risk default on its obligation by the counterparty resulting in a financial loss. Maximum exposure to credit risk primarily comes from trade receivables. Credit risk on cash and cash equivalents is limited as we generally invest in deposits with banks and financial institutions with high credit rating assigned by international and domestic credit rating agencies.

Credit risk management

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	2,615.17	455.97
A	Other financial assets	55,611.36	2,59,977.70
C	Trade receivables	20,516.11	20,516.11

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.

Credit risk exposure**Provision for expected credit losses**

The Company provides for 12 month expected credit losses for following financial assets –

As at 31 March 2026

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	2,615.17	-	2,615.17
Trade receivables	20,516.11	20,516.11	-
Other financial assets	55,611.36	-	55,611.36

As at 31 March 2025

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	455.97	-	455.97
Trade receivables	20,516.11	20,516.11	-
Other financial assets	2,59,977.70	-	2,59,977.70



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Expected credit loss for trade receivables under simplified approach

The Company's trade receivables are against sale of real estate project. In most of the cases, the company handover the possession of real estate unit only on clearance of all dues in respect of the real estate units.

The Company monitors receivables on an ongoing basis and it reduces Company's credit risk towards receivable.

Reconciliation of loss provision – trade receivables

Reconciliation of loss allowance	Trade receivables
Loss allowance as on 01 April 2024	-
Impairment loss recognised during the year	20,516.11
Loss allowance as on 31 March 2025	20,516.11
Impairment loss recognised during the year	-
Loss allowance as on 31 March 2026	20,516.11

(B) Liquidity risk

The Company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The company has no outstanding bank borrowings. The Company believes that the working capital is sufficient to meet its current requirements. Company also have an option to arrange funds by taking loans and borrowing from Holding Company/Fellow Subsidiary Company. Accordingly no liquidity risk is being perceived.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is insignificant.

31 March 2026	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Between 3 and 4 years	More than 4 years	Total
Non-derivatives						
Borrowings	35,45,730.00	-	-	-	-	35,45,730.00
Trade payables	32,307.44	-	-	-	-	32,307.44
Other financials liabilities	4,96,221.86	-	-	-	-	4,96,221.86
Total	40,74,259.30	-	-	-	-	40,74,259.30

31 March 2025	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Between 3 and 4 years	More than 4 years	Total
Non-derivatives						
Borrowings	5,46,420.00	-	-	-	-	5,46,420.00
Trade payables	6,22,395.79	-	-	-	-	6,22,395.79
Other financials liabilities	1,72,915.03	-	-	-	-	1,72,915.03
Total	13,41,730.82	-	-	-	-	13,41,730.82

(C) Market risk

Foreign exchange risk

Company does not have any foreign currency risks and therefore sensitivity analysis has not been shown.

Interest rate risk

Company does not have any interest rate risks and therefore sensitivity analysis has not been shown.

Price risk

Company does not have any price risk



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note - 27

Revenue related disclosures

A Disaggregation of revenue

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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from contracts with customers		
(i) Revenue from operations- Revenue from sale of properties and developed plots	-	2,37,996.33
(ii) Other operating income (income from advisory services and service receipts)	-	6,166.10
Total revenue covered under Ind AS 115	-	2,44,162.43

B Contract balances

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

Particulars	As at 31 March 2026	As at 31 March 2025
Contract liabilities		
Advance from customers	-	2,88,166.50
Total contract liabilities	-	2,88,166.50
Receivables		
Trade receivables (Gross of allowance for expected credit loss)	20,516.11	20,516.11
Total receivables	20,516.11	20,516.11

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

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

Particulars	As at 31 March 2026	As at 31 March 2025
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance	2,88,166.50	5,20,081.01
Adjustment during the year	(2,88,166.50)	(14,434.29)
Adjustment on account of revenue recognised during the year	-	(2,17,480.22)
Closing balance	-	2,88,166.50

D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2026 is nil (31 March 2025 ₹ 2,88,166.50 hundred). This balance represents the advance received from customers (gross) against real estate properties under development.

E Reconciliation of revenue recognised with contract revenue:

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Contract revenue	-	2,37,996.33
Revenue recognised	-	2,37,996.33



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note - 28

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 - 29

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 - 30

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 - 31

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	0.74	0.16	364.01%	Refer note A
Debt Equity Ratio*	Total Debts	Shareholder's Equity	NA	NA	NA	Not applicable
Debt Service Coverage Ratio^	Earnings available for debt services	Debt Service	0.14	NA	NA	Not applicable
Return on Equity (ROE) **	Net Profit After Taxes	Average Share holder's Equity	NA	NA	NA	Not applicable
Inventory Turnover Ratio \$	Revenue	Average Inventory	NA	7.69	NA	Not applicable
Trade Receivable Turnover Ratio \$	Revenue	Average Trade Receivable	NA	19.54	NA	Not applicable
Trade Payable Turnover Ratio ***	Cost of revenue	Average Trade Payable	NA	0.10	NA	Not applicable
Net Capital Turnover Ratio #	Revenue	Working Capital	NA	NA	NA	Not applicable
Net Profit Ratio @	Net profit	Revenue	NA	NA	NA	Not applicable
Return of Capital Employed (ROCE) ##	Earning before interest taxes	Capital Employed	0.21	NA	NA	Not applicable
Return on investment \$\$	Income generated from Investment	Time Weighted Average investment	NA	NA	NA	Not applicable

Notes:

A. Current Ratio: variation is due to increase in other current asset and increase in borrowings.

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

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

^ Ratio can not be calculated due to negative earnings during the previous year.

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

\$ Ratio can not be calculated due to no revenue during the current year.

*** Ratio can not be calculated due to no direct cost during the current year.

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

@ Ratio can not be calculated due to no revenue during the current year and negative earnings during the previous year.

Ratio can not be calculated due to negative capital employed during the previous year.

\$\$ Since this is not an investment company.

Note - 32

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 - 33

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 - 34

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 - 35

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 - 36

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.

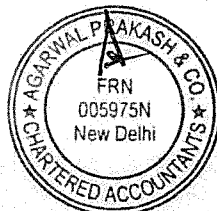
Note - 37

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

No loan or advances in the nature of loans are granted to the promoters, directors, key managerial persons and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, during the year ended 31 March 2026 and 31 March 2025, that are:

(a) repayable on demand or

(b) without specifying any terms or period of repayment



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note – 38**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 non-current borrowing (including current maturities of non-current borrowings) and short-term borrowing net of cash and cash equivalent and other bank balances.

Note – 39**Related party transactions**

Relationship	Name of the related parties
<i>Related parties exercising control</i>	
Holding Company	Embassy Developments Limited (formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)
<i>Other related party*</i>	
Fellow Subsidiary Companies	Citra Properties Limited Sky Forest Projects Limited (formerly known as Sky Forest Projects Private Limited)

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

(i) Statement of transactions with related parties:

Nature of transactions	For the year ended 31 March 2026	For the year ended 31 March 2025
<i>Loans and advances taken/(repaid), net</i>		
- Sky Forest Projects Limited (formerly known as Sky Forest Projects Private Limited)	30,00,000.00	-
- Citra Properties Limited	(690.00)	4,04,900.00

(ii) Statement of balances outstanding:

Nature of transactions	31 March 2026	31 March 2025
<i>Loans and advances taken*</i>		
-Embassy Developments Limited (formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	1,41,520.00	1,41,520.00
- Sky Forest Projects Limited (formerly known as Sky Forest Projects Private Limited)	30,00,000.00	-
- Citra Properties Limited	4,04,210.00	4,04,900.00

*bearing nil interest rate and re-payable on demand.

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



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note – 40**Contingent liabilities and Commitments**

Contingent liabilities, not acknowledged as debt include:

Particulars	31 March 2026	31 March 2025
Demand Order issued disallowing credit of CESS transitioned to GST against which appeals have been filed*	4,771.54	4,771.54

*As at 31 March 2025, a demand order had been issued by the GST authorities disallowing the credit of CESS transitioned into GST, against which the Company had filed an appeal before the Goods and Services Tax Appellate Authority (Centre). During the financial year ended 31 March 2026, the appeal was rejected by the Appellate Authority and the demand was upheld. The Company is in the process of filing a further appeal before the Goods and Services Tax Appellate Tribunal (GSTAT) challenging the demand order and continues to contest the matter based on internal assessment.

There are certain Allottees of “Enigma, Gurugram” Group housing residential project whose complaints are pending before Haryana RERA, District Court Gurugram and Consumer Forums. The company has already created provision of ₹ 1,32,558.82 hundred for compensation including interest. The Company is contesting the same and it is most likelihood that nothing is payable by the Company in these litigations.

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, apart from the above, on the Company in respect of these matters.

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

Note – 41**Segmental information**

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

Note – 42**Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows**

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

Particulars	Current borrowings	Total
Net debt as at 01 April 2024	1,41,520.00	1,41,520.00
Proceeds from inter corporate borrowings	4,70,600.00	4,70,600.00
Repayment of inter corporate borrowings	(65,700.00)	(65,700.00)
Net debt as at 31 March 2025	5,46,420.00	5,46,420.00
Proceeds from inter corporate borrowings	60,30,810.00	60,30,810.00
Repayment of inter corporate borrowings	(30,31,500.00)	(30,31,500.00)
Net debt as at 31 March 2026	35,45,730.00	35,45,730.00



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note – 43

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 – 44

Business Combination

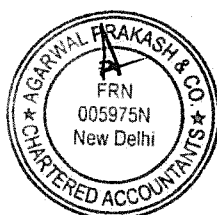
The Hon'ble National Company Law Appellate Tribunal, New Delhi Bench ("NCLAT"), on 7 January 2025, approved the scheme of amalgamation of Nam Estates Private Limited ("NAM") and Embassy One Commercial Property Developments Private Limited ("EOCPDPL") with Embassy Developments Limited ("EDL") (formerly 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 – 45

Other matters

- The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2026 and 31 March 2025.
- 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.



VARALI PROPERTIES LIMITED

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

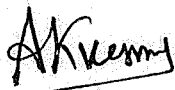
All amount in ₹ hundred, unless otherwise stated

- d. The Company is a subsidiary of holding company 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.
- e. 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

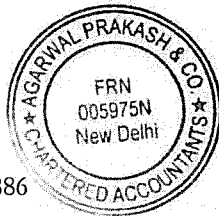
Firm's Registration Number : 005975N



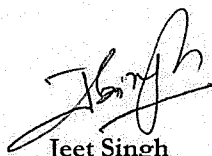
Aashish K Verma

Partner

Membership No. : 527886



For and on behalf of the Board of Directors



Jeet Singh

Director

[DIN: 07405684]



Parth Sharma

Director

[DIN: 05352029]

Place: Bengaluru

Date: 14 May 2026