Agarwal Prakash & Co.
CHARTERED ACCOUNTANTS
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INDEPENDENT AUDITOR'S REPORT

To the Members of Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)*

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)* ("the Company"), which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss, the Statement of Changes in Equity, and the 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.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, its loss, 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 Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and Rules thereunder and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

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

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

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

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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 and Board of Directors' Responsibility for the Financial Statements

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

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

The 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 skepticism throughout the audit. We also:

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

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

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

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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

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

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

f. The 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 i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;

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

h. With respect to the other matters 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;

i. 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 – refer note 31 of 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 has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company;

   (iv)

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

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

   c. Based on the audit procedures that has 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) contain any material misstatement

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

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(vi) As stated in note 33 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 trial (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.

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

Vikas Aggarwal
Partner
Membership No. : 097848
UDIN: 26097848MJSRWZ6048

Place: Delhi
Date: 18 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 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) The Company has not been sanctioned working capital limits/ working capital limits in excess of Rs. 5 crore by banks or financial institutions on the basis of security of current assets during any point of time of the year. Accordingly, reporting under 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, provided any guarantee or security or granted any advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. However, the Company has given loans during the year, in respect of which the requisite information is as below:

(a) During the year, the Company has given loans as per below details:

			(₹ in millions)
Particulars	**Loans (refer note 27 & 32)**	**Guarantee (refer note 31)**	**Security (refer note 9)**
Aggregate amount for which loans given during the year			
- Holding company	691.00	Refer note below	
- Ultimate holding company	1,505.28		
- Fellow subsidiary companies	6,390.80		

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			(₹ in millions)
Particulars	**Loans (refer note 27 & 32)**	**Guarantee**	**Security**
Balance outstanding as at 31 March 2026 in respect of above cases (gross of allowance for credit losses)			
- Holding company	1,258.13	-	-
- Fellow subsidiary companies	7,411.52	-	-

Note: During the year ended 31 March 2025, the Company had given guarantee and security for the listed non-convertible debentures ("NCDs") issued by its fellow subsidiary company. During the year current ended 31 March 2026, the entire amount is re-paid in respect of the said NCDs and accordingly the corporate guarantee and the charge created over the project Sky Forest and related sold and unsold receivables of the Company relating thereto stands satisfied and discharged.

(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 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 but granted loans to its holding company, ultimate holding company and fellow subsidiary companies at nil interest rate which is lower than the market rate of interest (refer note 32). We have not been provided with an adequate explanation of the benefits, if any, accruing to the Company for giving loans, based on the information and explanation received, we are unable to form an opinion as to whether the terms and conditions of the grant of such loans are, prima facie, prejudicial to the interest of the Company.

(c) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has granted interest free loans to companies which are repayable on demand and the schedule of repayment of principal is not stipulated. The loans, which were, demanded during the year have been duly received. For loans outstanding at the year end, we are informed that the company has not demanded repayment of any such loan during the year. Thus, the repayment is considered to be regular.

(d) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no overdue amounts for loans or advances in nature of loans.

(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) The Company has granted loans which are repayable on demand as per details below:

(₹ in millions)

Particulars	All parties	Promoters	Related parties
Aggregate amount of loans:			
- Repayable on demand* (A)	8,669.65	-	8,669.65
- Agreement does not specify any terms or period of repayment (B)	-	-	-
Total (A+B)	8,669.65	-	8,669.65
Percentage of loans to the total loans given	100%	-	100%

*gross of allowances for expected credit losses

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(iv) According to the information, explanation and representation provided to us and based on verification carried out by us, in our opinion, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of the loans and investment 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 any deposits and there are no amounts which have been considered as deemed deposit within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of the Company's products/business activity. We have broadly reviewed the books of accounts maintained by the company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) 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, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, have generally been regularly deposited. 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:

Statement of Disputed Dues

Name of the statue	Nature of dues	Amount (₹ in millions)	Amount paid under protest (₹ in millions)	Financial year to which amount relates	From where dispute is pending
The Finance Act, 1994	Interest on delayed payment of service tax	3.65	-	2009-10	Supreme Court of India
The Finance Act, 1994	Demand w.r.t credit claim	253.67	-	2009-10 to 2013-14	Commissioner of Service Tax
The Finance Act, 1994	Disallowance of credit claimed	37.46	-	2015-16 to 2016-17	Directorate General of Goods and Service Tax Intelligence
The Finance Act, 1994	Interest demand on credit reversal	13.35	-	2016-17	Commissioner of GST Audit
Maharashtra Goods and Services Tax, 2017	Issue related to credit transition	15.25	3.05	2017-18	Yet to file appeal

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Maharashtra Goods and Services Tax, 2017	Disallowance of cess credit	3.33	0.33	2017-18	Appellate Authority (State)
Maharashtra Goods and Services Tax, 2017	ITC mismatch in GSTR 3B/9 with GSTR-2A	3.34	0.33	2018-19	Yet to file appeal
Maharashtra Goods and Services Tax, 2017	ITC mismatch in GSTR 3B/9 with GSTR-2A	0.47	0.05	2019-20	Appellate Authority (State)

(viii) According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been recorded in the books of accounts. Accordingly, clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or debentures or in the payment of interest thereon to any lender. 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 any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us, 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.

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(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 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 including the written representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.

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

(xiii) According to the information and explanations given to us, and the procedures performed by us, all transactions entered into by the Company with the related parties are in compliance with sections 177 and 188 of the Act, wherever 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) (a) In our opinion and based on our examination, the Company has an internal audit system and is commensurate with the size and nature of its business as required under provisions of Section 138 of the Companies Act 2013.

(b) The internal audit is performed as per the planned program approved by the Board of Directors of the Company. We have considered the reports of Internal Auditor of the Company for the year under audit, issued to the Company till date.

(xv) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. Accordingly, provisions of section 192 of the Companies Act, 2013 and clause 3(xv) of the Order is not applicable.

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

(c) & (d) The Company is not a Core Investment Company and there are no Core Investment Company in the Group. Accordingly, reporting under clause 3(xvi) (c) and (d) of the Order is not applicable to the Company.

(xvii) The Company has incurred cash losses of Rs. 198.76 million in the current financial year but has not incurred cash losses 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.

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

(xx) 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

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FRN
005975N
New Delhi

Vikas Aggarwal
Partner
Membership No. : 097848
UDIN: 26097848MJSRWZ6048

Place: Delhi
Date: 18 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's Auditor's Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of financial statements of Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)* 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 over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("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 its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing specified under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting 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 control over financial reporting 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

AGARWAL MAHESH & CO. ★ FRN 00... New Delhi ★ CHARTERED ACCOUNTANTS 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 Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2026, based on the internal financial control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

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

Vikas Aggarwal
Partner
Membership No. : 097848
UDIN: 26097848MJSRWZ6048

Place: Delhi
Date: 18 May 2026

Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)*

All amounts in ₹ millions unless otherwise stated

Balance sheet as at	Notes	31 March 2026	31 March 2025
ASSETS			
Non-current assets			
(a) Financial assets			
Investments	6	-	154.21
Other financial assets	7A	-	3.89
(b) Non-current tax assets, net	8	25.34	22.19
		25.34	**180.29**
Current assets			
(a) Inventories	9	478.06	816.19
(b) Financial assets			
Trade receivables	10	1.98	6.48
Cash and cash equivalents	11	76.82	29.32
Other bank balances	12	4.35	4.19
Loans	13	4,463.45	4,247.61
Other financial assets	7B	-	2.12
(c) Other current assets	14	82.69	651.66
		5,107.35	**5,757.57**
Total of Assets		**5,132.69**	**5,937.86**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	15	32.51	32.51
(b) Other equity	16	2,106.90	3,789.86
		2,139.41	**3,822.37**
Liabilities			
Non-current liabilites			
Financial liabilities			
Other financial liabilities	17A	-	2.28
		-	**2.28**
Current liabilities			
(a) Financial liabilities			
Borrowings	18	1,866.97	660.00
Trade payables	19		
-total outstanding dues of micro enterprise and small enterprises		1.80	2.89
-total outstanding dues of creditors other than micro enterprise and small enterprises		130.22	58.43
Other financial liabilities	17B	151.98	12.28
(b) Other current liabilities	20	605.56	1,132.03
(c) Provisions	21	236.75	247.58
		2,993.28	**2,113.21**
Total of Equity and Liabilities		**5,132.69**	**5,937.86**

Summary of material accounting policies 5

The accompanying notes form 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 No. : 005975N

AGARWAL PRAKASH & CO. FRN 005975N New Delhi CHARTERED ACCOUNTANTS

Vikas Aggarwal
Partner
Membership No. : 097848

Place: Delhi
Date: 18 May 2026

For and on behalf of the board of directors

Nilesh Suresh Chopade
Director
DIN: 10163631

Ankita Sanjiv Kamate
Director
DIN: 10720594

All amounts in ₹ millions unless otherwise stated

Statement of profit and loss for the year ended	Notes	31 March 2026	31 March 2025
Income			
Revenue from operations	22	613.81	6,723.57
Other income	23	92.44	37.63
Total of Income		**706.25**	**6,761.20**
Expenses			
Cost of revenue	24	784.46	6,128.21
Finance costs	25	0.01	0.56
Other expenses	26	116.93	351.85
Total of Expenses		**901.40**	**6,480.62**
(Loss)/Profit before exceptional items and tax		**(195.15)**	**280.58**
Exceptional items	27	(1,325.54)	(2,880.65)
Loss before tax		**(1,520.69)**	**(2,600.07)**
Tax expense			
Current tax (including tax related to earlier years)	28	-	59.60
Deferred tax	29	-	-
Loss for the year		**(1,520.69)**	**(2,659.67)**
Other comprehensive income			
Items that will not be reclassified to profit and loss			
Net loss on fair valuation of investment through other comprehensive income		(154.21)	-
Income tax on above		-	-
Items that will be reclassified to profit or loss, net of tax		-	-
Other comprehensive income for the year, net of tax		**(154.21)**	**-**
Total comprehensive income for the year		**(1,674.90)**	**(2,659.67)**
Earnings per equity share (face value of ₹ 10 each)	30		
Basic (₹)		(467.71)	(818.02)
Diluted (₹)		(467.71)	(818.02)
Summary of material accounting policies	5		

The accompanying notes form 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 No. : 005975N

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Vikas Aggarwal
Partner
Membership No. : 097848

For and on behalf of the board of directors

Nilesh Suresh Chopade
Director
DIN: 10163631

Ankita Sanjiv Kamate
Director
DIN: 10720594

Place: Delhi
Date: 18 May 2026

Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)*

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

All amounts in ₹ millions unless otherwise stated

(A) Equity share capital*

Particulars	Balance as at 1 April 2024	Movement during the year	Balance as at 31 March 2025	Movement during the year	Balance as at 31 March 2026
Equity share capital	32.51	-	32.51	-	32.51

(B) Other equity**

Particulars	Reserves and surplus				Other comprehensive income	Equity component of corporate guarantee	Total
	Capital reserve	Securities premium	Capital redemption reserve	Retained earnings	Fair valuation of investment		
Balance as at 1 April 2024	15,003.68	8,841.85	0.16	(13,300.37)	(4,095.79)	-	6,449.53
Loss for the year	-	-	-	(2,659.67)	-	-	(2,659.67)
Balance as at 31 March 2025	15,003.68	8,841.85	0.16	(15,960.04)	(4,095.79)	-	3,789.86
Loss for the year	-	-	-	(1,520.69)	-	-	(1,520.69)
Other comprehensive income (net of tax)	-	-	-	-	(154.21)	-	(154.21)
Equity component of corporate guarantee	-	-	-	-	-	(8.06)	(8.06)
Balance as at 31 March 2026	15,003.68	8,841.85	0.16	(17,480.73)	(4,250.00)	(8.06)	2,106.90

**Refer note 15 for details*
***Refer note 16 for details*

Summary of material accounting policies *(refer note 5)*
The accompanying notes form 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 No. : 005975N

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Vikas Aggarwal
Partner
Membership No. : 097848

Place: Delhi
Date: 18 May 2026

For and on behalf of the board of directors

Nilesh Suresh Chopade
Director
DIN: 10163631

Ankita Sanjiv Kamate
Director
DIN: 10720594

All amounts in ₹ millions unless otherwise stated

Statement of cash flow for the year ended	31 March 2026	31 March 2025
Cash flows from operating activities		
Loss before tax	**(1,520.69)**	**(2,600.07)**
Adjustments for :		
Impairment on investment and loans given	1,325.54	2,880.65
Balances written off	4.11	68.44
Interest on income-tax refund	(6.39)	(0.33)
Interest income on bank deposits	(0.28)	(0.29)
Interest income on bonds	-	(18.50)
Financial guarantee income	(7.72)	(0.87)
Service tax input reinstated	(77.87)	-
Balances written back	-	(0.35)
Profit on sale of investments	-	(13.28)
Other finance costs	0.00	0.56
Operating cash flow before working capital changes and other adjustments	**(283.30)**	**315.96**
Working capital changes and other adjustments:		
Changes in trade receivables	4.50	(6.48)
Changes in inventories	338.13	6,167.01
Changes in other financial assests - current and non-current	6.02	40.40
Changes in other current assets	646.84	309.43
Changes in trade payables	70.70	(762.66)
Changes in other financial liabilities - current and non-current	132.96	15.75
Changes in other current liabilities	(526.47)	(5,444.35)
Changes in provisions	(10.83)	(130.39)
Cash generated from operating activities	**378.55**	**504.67**
Income taxes refund/(paid), net	3.24	(11.09)
Net cash generated from operating activities (A)	**381.79**	**493.58**
Cash flows from investing activities		
Proceeds from sale of investments - mutual funds	-	2,191.92
Proceeds from sale of investments - bonds	-	3,152.85
Inter-corporate deposits given	(8,587.08)	(13,601.71)
Inter-corporate deposits received back	7,045.70	6,857.51
Movement in bank deposits, net	(0.17)	(1.67)
Interest received	0.29	18.79
Net cash used in investing activities (B)	**(1,541.26)**	**(1,382.31)**
Cash flows from financing activities *(refer note 35)*		
Issue of non-convertible debentures	-	2,680.00
Redemption of non-convertible debentures	-	(2,020.00)
Inter-corporate deposit taken	6,820.24	-
Inter-corporate deposit repaid	(5,613.27)	-
Interest paid on non-convertible debentures	(0.00)	(0.00)
Net cash generated from financing activities (C)	**1,206.97**	**660.00**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	**47.50**	**(228.73)**
Cash and cash equivalents at the beginning of the year	29.32	258.05
Cash and cash equivalents at the end of the year	**76.82**	**29.32**
Cash and cash equivalent comprises of *(refer note 11)*:		
Balances with banks in current accounts	76.82	29.32
Cash in hand	-	0.00
	76.82	**29.32**

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

Summary of material accounting policies *(refer note 5)*
The accompanying notes form an integral part of the financial statements.
This is the statement of cash flows referred to in our report of even date.

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

AGARWAL PRAKASH & CO. FRN 005975N New Delhi CHARTERED ACCOUNTANTS

Vikas Aggarwal
Partner
Membership No. : 097848

Place: Delhi
Date: 18 May 2026

For and on behalf of the board of directors

Nilesh Suresh Chopade
Director
DIN: 10163631

Ankita Sanjiv Kamate
Director
DIN: 10720594

Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)*
Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

1 Nature of principal activities

Sky Forest Projects Limited *(formerly known as Sky Forest Projects Private Limited)* "the Company", having CIN: U45201HR2005PLC077760 was incorporated on 18 March 2005 having its registerd office at Office No 01-1001, WeWork, Blue One Square Udyog Vihar Phase 4 Rd, Gurugram, Industrial Complex Dundahera, Haryana, India - 122016, with the main objects of carrying on the business of purchasing, selling, developing, constructing, acquiring on lease/hire purchase and dealing in real estate properties and other related activities. During the year, the Company has been converted to public limited company from private limited company and resultantly the name of company has been changed to Sky Forest Projects Limited as mentioned in 'Certificate of Incorporation' pursuant to the change of status.

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 related 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 millions upto two place of decimal, except where otherwise indicated. ₹ 0.00 represents value below less than ₹ 5,000.

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.

The Company'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 18 May 2026. The revision to financial statements is permitted by Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

3 Recent accounting pronouncements

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 1 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.

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.

4 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 measure at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

5 Summary of material accounting policies

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

5.01 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.

AGARWAL PRAKASH & CO. FRN 005975N New Delhi CHARTERED ACCOUNTANTS

5.02 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.

5.03 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.

Operations and maintenance income

Income arising from billing of maintenance charges to tenants/customers is recognised in the period in which the services are being rendered. A receivable is recognised by the Company when the services are rendered as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required. No significant element of financing is deemed present as the sales are either made with a nil credit term or with a credit period of 0-90 days. Further, 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 the services, excluding amounts collected on behalf of third parties (for examples, indirect taxes).

Service revenue

Other operating income is recognised as and when services are completely rendered and right to receive money has been established, except in cases where ultimate collection is considered doubtful.

Interest income

Interest income is accrued and recorded on a time basis, by reference to the principal outstanding.

Contracts assets

A contract asset is the right to consideration in exchange for services transferred to the customer. If the Company performs by transferring services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

Contract liabilities

A contract liability is the obligation to transfer services to a customer for which the Company has received consideration from the customer. If a customer pays consideration before the Company transfers services to the customer, a contract liability is recognized when the payment is made. Contract liabilities are recognized as revenue when the Company performs under the contract.

AGARWAL PRAKASH & CO.
FRN
005975N
New Delhi
CHARTERED ACCOUNTANTS

5.04 Financial instruments

Financial assets

Initial recognition and measurement

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

Subsequent measurement

(i) 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.

(ii) Equity investments- All equity investments in scope of Ind AS 109 Financial Instruments ('Ind AS 109') are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

(iii) Mutual funds – All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

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 measured at amortized cost (or, depending on the business model, at fair value through other comprehensive income).

Non-derivative financial liabilities

Initial recognition and measurement

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

Subsequent measurement – Amortised cost

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

Recognition and initial and subsequent measurement – fair value

A financial liability is classified as fair value through profit and loss ('FVTPL') if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains/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.

Financial guarantee contracts

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

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.

5.05 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.

The Company assesses on a forward looking basis the expected credit loss associated with its financial assets and the impairment methodology 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 basis provision matrix approach. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ 005975N New Delhi

Other financial assets

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

5.06 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 it's carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed, and the asset is reflected at the recoverable amount. Impairment losses previously recognised are accordingly reversed in the statement of profit and loss.

5.07 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

Contingent assets are disclosed only when inflow of economic benefits therefrom is probable and recognized only when realization of income is virtually certain.

5.08 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.

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.

AGARWAL PRAKASH & CO. ★ FRN 005975N New Delhi ★ CHARTERED ACCOUNTANTS

5.09 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.

5.10 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

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

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

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

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 future taxable income against which the deferred tax assets can be utilized.

Revenue recognition:

• The Company's contracts with customers could include promises to transfer multiple products and services to a customer. The Company assesses the products/services promised in a contract and identifies distinct performance obligations in the contract. Identification of distinct performance obligation involves judgement to determine the deliverables and the ability of the customer to benefit independently from such deliverables.

• Judgement is also required to determine the transaction price for the contract. The transaction price could be either a fixed amount of customer consideration or variable consideration with elements such as discounts, price concessions etc.

• The Company uses judgement to determine an appropriate standalone selling price for a performance obligation. The Company allocates the transaction price to each performance obligation on the basis of the relative standalone selling price of each distinct product or service promised in the contract. Where standalone selling price is not observable, the company uses the expected cost plus margin approach to allocate the transaction price to each distinct performance obligation.

Significant estimates

The following are significant estimates in applying the accounting policies of the Company that have the most significant effect on the financial statements.

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.

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.

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		As at 31 March 2026	As at 31 March 2025
6	**Investments - non-current**		
	Investment in preference shares		
	Others - unquoted		
	42,50,00,000 (31 March 2025: 42,50,00,000) 0.00001% optionally convertible redeemable preference shares of face value of ₹ 10 each of Devona Constructions Limited (formerly known as Indiabulls Constructions Limited) *(refer note 32)* #	-	154.21
		-	**154.21**
	Aggregate amount of unquoted investments	-	154.21

#These are investments in optionally convertible redeemable preference shares (convertible at the option of the issuer) and are measured at fair value through other comprehensive income. (refer note 36)

		As at 31 March 2026	As at 31 March 2025
7A	**Other financial assets - non-current**		
	Financial guarantee assets *(refer note 32)*	-	3.89
		-	**3.89**
7B	**Other financial assets - current**		
	Financial guarantee assets *(refer note 32)*	-	2.12
		-	**2.12**
8	**Non-current tax assets, net**		
	Advance income tax, including tax deducted at source	25.34	22.19
		25.34	**22.19**
9	**Inventories***		
	Real estate properties - developed (at cost)		
	Cost of properties	34,982.90	34,782.61
	Less: Provision for expected loss	(1,942.98)	(1,942.98)
	Less: Cost of revenue recognised	(32,561.86)	(32,023.44)
		478.06	**816.19**

**During the previous year ended 31 March 2025, the company had created first ranking exclusive charge by way to registered mortgage over project Sky Forest and related sold and unsold receivables in favour of IDBI Trusteeship Services Limited for the listed non- convertible debentures issued by a fellow subsidiary company namely Sylvanus Properties Limited. During the current year, Sylvanus Properties Limited has repaid entire outstanding of its listed non-convertible deventures. Accordingly, the charge created over the project Sky Forest and related sold and unsold receivables of the Company relating thereto stands satisfied and discharged. (refer note 31C)*

		As at 31 March 2026	As at 31 March 2025
10	**Trade receivables - current**		
	Unsecured, considered good		
	Trade receivables *(refer note 9 and note 31C)*	1.98	6.48
		1.98	**6.48**

Trade receivables ageing schedule as at 31 March 2026

Particulars	**Less than 6 months**	**6 months to 1 year**	**1 year to 2 years**	**2 year to 3 years**	**More than 3 years**	**Total**
(i) Undisputed trade receivables - considered good	1.17	0.62	0.19	-	-	1.98
(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	-	-	-	-	-	-

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	As at 31 March 2026	As at 31 March 2025

Trade receivables ageing schedule as at 31 March 2025

Particulars	Less than 6 months	6 months to 1 year	1 year to 2 years	2 year to 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	6.48	-	-	-	-	6.48
(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	-	-	-	-	-	-

11 Cash and cash equivalents

	As at 31 March 2026	As at 31 March 2025
Balances with banks in current accounts	76.82	29.32
Cash on hand	-	0.00
	76.82	**29.32**

12 Other bank balances

	As at 31 March 2026	As at 31 March 2025
Bank deposits with original maturity of more than three months but less than twelve months*	4.33	4.16
Interest accrued on bank deposits	0.02	0.03
	4.35	**4.19**

**Bank deposits of ₹ 4.00 million (31 March 2025: ₹ 4.00 million) have been held as margin money/ security against bank guarantee.*

13 Loans* - current

	As at 31 March 2026	As at 31 March 2025
Unsecured, considered good		
Inter-corporate deposits to related parties *(refer note 32)*	4,463.45	4,247.61
Unsecured, credit impaired		
Inter-corporate deposits to related parties *(refer note 32)*	4,206.20	2,880.65
	8,669.65	**7,128.26**
Less: Provision for impairment of loans (expected credit losses) *(refer note 27)*	(4,206.20)	(2,880.65)
	4,463.45	**4,247.61**

**The Company has provided interest free inter-corporate deposits to its related parties. The inter-corporate deposits are repayable on demand.*

14 Other current assets

	As at 31 March 2026	As at 31 March 2025
Advance to suppliers		
- to related party *(refer note 32)*	-	629.95
- others	1.22	3.89
Prepaid expenses	1.74	2.18
Balances with statutory authorities*	79.73	15.64
	82.69	**651.66**

**During the year ended 31 March 2026, the Company has reinstated service tax input credit aggregating to ₹ 77.87 million, out of which ₹ 40.71 million received during the year. The amount of ₹ 37.16 million represents service tax input credit relating to refunds made to customers for booking cancellations prior to 1 July 2017. The Company had informed the department during the course of correspondence regarding the parallel claim and, vide its letter dated 21 March 2025, further communicated its intention to utilise the said credit in future. Accordingly, the credit has been reinstated based on its eligibility under the erstwhile Service Tax Rules, 1994, and can be utilised against pending assessments/ litigations or future GST liabilities.*

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		As at 31 March 2026	As at 31 March 2025
15	**Share capital**		
A	**Equity share capital**		
	Authorised capital		
	54,00,000 (31 March 2025: 54,00,000) equity shares of ₹ 10 each	54.00	54.00
		54.00	**54.00**
	Issued, subscribed and fully paid up		
	32,51,362 (31 March 2025: 32,51,362) equity shares of ₹ 10 each, fully paid up	32.51	32.51
		32.51	**32.51**

Notes:

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

	Number of shares	Amount
As at 1 April 2024	32,51,362	**32.51**
Issued during the year	-	-
As at 31 March 2025	**32,51,362**	**32.51**
Issued during the year	-	-
As at 31 March 2026	**32,51,362**	**32.51**

b) Shareholders holding more than 5% of equity shares and shares held by holding company:

Name of the shareholders	As at 31 March 2026 Number of shares	As at 31 March 2026 % holding	As at 31 March 2025 Number of shares	As at 31 March 2025 % holding
Devona Constructions Limited* (formerly known as Indiabulls Constructions Limited) (w.e.f. 29.04.2024)	32,51,362	100.00%	32,51,362	100.00%
	32,51,362	**100.00%**	**32,51,362**	**100.00%**

**During the previous year ended 31 March 2025, the Company has been acquired by Devona Constructions Limited (formerly known as Indiabulls Constructions Limited) a wholly owned subsidiary of Embassy Developments Limited (formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited).*

c) Rights, preferences and restrictions attached to equity and preference 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, all preferential amounts, if any, shall be discharged by 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.

In the event of liquidation of the Company, all preferential amounts, if any, shall be discharged by 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.

d) Aggregate number of bonus shares issued, shares issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date:

No bonus shares issued during the period of five years immediately preceding 31 March 2026.
No shares have been bought back during the period of five years immediately preceding 31 March 2026.
No shares have issued for consideration other than cash during the period of five years immediately preceding 31 March 2026.

e) Details of promoter shareholding

Details of promoter shareholding as at 31 March 2026 is as follows:

Name of promoter	31 March 2026 Number of shares	31 March 2026 % of total shares	31 March 2026 % change during the year	31 March 2025 Number of shares	31 March 2025 % of total shares	31 March 2025 % change during the year
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited) (Holding company w.e.f. 29.04.2024)	32,51,362	100.00%	-	32,51,362	100.00%	100.00%
FIM Holdco I Limited (Holding Company till 29.04.2024)	-	-	-	-	-	-100.00%
Ariston Investments Sub A Limited (till 29.04.2024)	-	-	-	-	-	-100.00%

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	As at 31 March 2026	As at 31 March 2025

Details of promoter shareholding as at 31 March 2025 is as follows:

Name of promoter	31 March 2025			31 March 2024		
	Number of shares	% of total shares	% change during the year	Number of shares	% of total shares	% change during the year
FIM Holdco I Limited (Holding Company till 29.04.2024)	-	-	-100.00%	27,07,084	83.26%	-
Ariston Investments Sub A Limited (till 29.04.2024)	-	-	-100.00%	5,44,278	16.74%	-
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited) (Holding company w.e.f. 29.04.2024)	32,51,362	100.00%	100.00%	-	-	-

f) **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.

B Preference share capital

	As at 31 March 2026	As at 31 March 2025
Authorised capital		
5,26,00,000 (31 March 2025: 5,26,00,000) preference shares of ₹ 10 each#	526.00	526.00
	526.00	**526.00**

#Since the Company has not issued preference share capital, hence no other disclosure is required to be presented.

16 Other equity

	As at 31 March 2026	As at 31 March 2025
(i) Reserves and surplus		
Capital reserve		
Balance at the beginning of the year	15,003.68	15,003.68
Add: Movement during the year	-	-
Balance at the end of the year	**15,003.68**	**15,003.68**
Securities premium		
Balance at the beginning of the year	8,841.85	8,841.85
Add: Movement during the year	-	-
Balance at the end of the year	**8,841.85**	**8,841.85**
Capital redemption reserve		
Balance at the beginning of the year	0.16	0.16
Add: Movement during the year	-	-
Balance at the end of the year	**0.16**	**0.16**
Retained earnings		
Balance at the beginning of the year	(15,960.04)	(13,300.37)
Add: Loss for the year	(1,520.69)	(2,659.67)
Balance at the end of the year	**(17,480.73)**	**(15,960.04)**
(ii) Other component of equity		
Equity component of corporate guarantee	(8.06)	-
	(8.06)	-
(iii) Other comprehensive income		
Fair valuation of investment		
Balance at the beginning of the year	(4,095.79)	(4,095.79)
Add: Movement during the year	(154.21)	-
Balance at the end of the year	**(4,250.00)**	**(4,095.79)**
Total of other equity	**2,106.90**	**3,789.86**

Nature and purpose of other reserves

Capital reserve:

Capital reserve is created out of scheme of arrangement by demerger of One World Center Private Limited (formerly known as BXIN Office Parks India Private Limited) from Sky Forest Projects Limited (formerly known as Sky Forest Projects Private Limited).

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	As at 31 March 2026	As at 31 March 2025

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

Capital redemption reserve:
Capital redemption reserve has been created in accordance with provisions of Section 69 of the Act for the buy back of 15,850 equity shares from the shareholders in earlier years.

Retained earnings:
Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders.

Other component of equity - equity component of corporate guarantee:
It represents the equity component arising on fair valuation of corporate guarantee on loan taken by fellow subsidiary company as required under Ind AS 109.

Other comprehensive income - fair valuation of investment:
Any change in fair value of instruments classified as fair value through other comprehensive income is recognised here.

		As at 31 March 2026	As at 31 March 2025
17A	**Other financial liabilities - non-current**		
	Financial guarantee liabilities *(refer note 32)*	-	2.28
		-	2.28
17B	**Other financial liabilities - current**		
	Financial guarantee liabilities *(refer note 32)*	-	3.39
	Interest payable to MSME suppliers	0.03	0.03
	Amount refundable to cancelled customers	151.95	-
	Other payable	-	8.86
		151.98	12.28
18	**Borrowings - current**		
	Unsecurred loans:		
	Non-convertible debentures *(refer note 32)**	660.00	660.00
	Inter-corporate deposits from related parties *(refer note 32)***	1,206.97	-
		1,866.97	660.00

**During the previous year ended 31 March 2025, the Company had issued 26,80,00,000 non-convertible debentures of face value of ₹ 10 each to its ultimate holding company, bearing interest rate of 0.0001% per annum with tenure of 10 years from the date of issuance. These debentures are redeemable anytime before the expiry of 10 years at the option of issuer as well as investor. Out of these, 20,20,00,000 non-convertible debentures were redeemed during the previous year at face value.*
*** Carrying nil rate of interest and repayable on demand.*

		As at 31 March 2026	As at 31 March 2025
19	**Trade payables - current**		
	(a) Total outstanding dues of micro enterprise and small enterprises*	1.80	2.89
	(b) Total outstanding dues of creditors other than micro enterprise and small enterprises		
	(i) payabe to related party *(refer note 32)*	88.00	19.04
	(ii) payable to others	39.81	36.95
	(c) Retention money	2.41	2.44
		132.02	61.32

Trade payables ageing schedule as at 31 March 2026

Particulars	Not Due	Less than 1 year	1 year to 2 years	2 year to 3 years	More than 3 years	Total
(i) Undisputed dues - MSME	0.17	1.80	-	-	-	**1.97**
(ii) Undisputed dues - Other than MSME	2.24	127.55	0.02	0.01	0.23	**130.05**
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

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	As at 31 March 2026	As at 31 March 2025

Trade payables ageing schedule as at 31 March 2025

Particulars	Not Due	Less than 1 year	1 year to 2 years	2 year to 3 years	More than 3 years	Total
(i) Undisputed dues - MSME	-	2.89	-	-	-	**2.89**
(ii) Undisputed dues - Other than MSME	2.44	55.75	0.01	-	0.23	**58.43**
(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:

	Particulars	31 March 2026	31 March 2025
i)	The principal amount remaining unpaid to any supplier as at the end of each accounting year;	1.80	2.89
ii)	The interest amount due thereon remaining unpaid to any supplier as 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	0.03	0.03
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.

20 Other current liabilities

	31 March 2026	31 March 2025
Payable to statutory authorities	2.50	2.19
Advance from residential customers	603.06	1,129.84
	605.56	**1,132.03**

21 Provisions - current

	31 March 2026	31 March 2025
Provision for claims and compensation*	236.75	247.58
	236.75	**247.58**

**Provisions for claims and compensations is recognised on the basis of best estimates of claims or compensations to customers which the Company expects to pay against the settlement of disputes with the customers.*

Details of provision for claims and compensation

	31 March 2026	31 March 2025
Opening balance	247.58	377.97
Addition during the year	98.66	74.85
Paid during the year	(109.49)	(205.24)
Closing balance	**236.75**	**247.58**

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		For the year ended 31 March 2026	For the year ended 31 March 2025
22 Revenue from operations*			
Operating revenue			
Revenue from real estate properties		547.83	6,649.76
Other operating revenue			
Income from maintenance services		63.33	70.89
Service and forfeiture income		2.65	2.92
		613.81	6,723.57
23 Other income			
Interest income on:			
Bank deposits		0.28	0.29
Income-tax refund		6.39	0.33
Bonds		-	18.50
Profit on sale of investments		-	13.28
Financial guarantee income *(refer note 32)*		7.72	0.87
Balances written back		-	0.35
Service tax input reinstated *(refer note 14)*		77.87	-
Miscellaneous income		0.18	4.01
		92.44	37.63
24 Cost of revenue			
Cost incurred during the year*		200.29	476.69
Reversal of provision		-	(678.30)
Project maintenance expenses*		246.04	162.80
	(a)	446.33	(38.81)
Decrease in real estate inventories			
Opening stock		816.19	6,983.21
Closing stock		(478.06)	(816.19)
	(b)	338.13	6,167.02
	(a+b)	784.46	6,128.21

**refer note 41 for revenue related disclosures.*

**Refer note 32 for details of transactions with related parties.*

	For the year ended 31 March 2026	For the year ended 31 March 2025
25 Finance costs		
Interest expenses on taxation	0.01	0.00
Financial guarantee expenses *(refer note 32)*	-	0.53
Interest expense on non-convertible debentures *(refer note 32)*	0.00	0.00
Interest on micro enterprise and small enterprises	-	0.03
	0.01	0.56
26 Other expenses		
Rates and taxes	1.73	15.82
Balances written off	4.11	68.44
Legal and professional charges	7.16	11.43
Auditor's remuneration *(refer note (i))*	0.99	0.89
Business support services expenses#	-	4.91
Brokerage expenses	3.92	19.48
Customer incentive and other charges	98.66	221.28
Insurance expense	-	8.78
Traveling and conveyance expenses	0.13	0.05
Miscellaneous expenses	0.23	0.77
	116.93	351.85

#Refer note 32 for details of transactions with related parties.

	For the year ended 31 March 2026	For the year ended 31 March 2025
(i) Details of auditor's remuneration*		
Audit fees	0.99	0.89
Others	-	-
	0.99	0.89

**Including applicable taxes.*

	For the year ended 31 March 2026	For the year ended 31 March 2025
27 Exceptional items		
Impairment on inter-corporate deposits given to related parties *(refer note 32)**	1,325.54	2,880.65
	1,325.54	2,880.65

**The Company has recognized certain exceptional items that significantly impacted the financial statements:*
The Company has extended loans to its fellow subsidiary companies. The Company has assessed its loan portfolio and identified specific exposures that have experienced a deterioration in credit quality, like the fellow subsidiaries currently have a negative net worth and do not possess any realizable assets. Based on management's evaluation, in line with accounting standards and the principle of prudence, this raises significant doubt regarding the recoverability of the loan; therefore, an impairment loss has been recognized. This impairment reflects the reduced recoverability of the affected loans and has been presented as an exceptional item in the statement of profit and loss.

Accordingly, an impairment provision amounting to ₹ 1,325.54 million and ₹ 2,880.65 million has been recognized in the financial statements for the year ended 31 March 2026 and 31 March 2025, respectively, to reflect the potential non-recoverability of the loan. This ensures that the Company's financial position is presented fairly and avoids overstatement of assets.

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	For the year ended 31 March 2026	For the year ended 31 March 2025
28 Tax expense		
Current tax (including earlier years)	-	59.60
Deferred tax	-	-
Income tax expense reported in the statement of profit and loss	**-**	**59.60**

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 the statement of profit and loss are as follows:

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit before tax	(1,520.69)	(2,600.07)
Accounting profit before income tax	**(1,520.69)**	**(2,600.07)**
At India's statutory income tax rate of 25.168% (31 March 2025: 25.168%)	(382.73)	(654.39)
Tax effect of amounts which are not deductible in calculating taxable income:		
Tax impact of temporary differences	34.82	362.36
Tax impact of expenses which will never be allowed	338.39	10.16
Tax impact of others	-	20.34
Tax impact of unrecognised deferred tax on business losses	9.52	261.53
Tax impact of earlier years	-	59.60
Tax expense	**-**	**59.60**

29 Deferred tax

(i) **Unrecognised temporary differences and unused losses on which deferred tax asset is not recognised**

Particulars	31 March 2026	31 March 2025
Provision for customer compensation	236.75	247.58
Provision for onerous loss	1,942.98	1,942.98
Unused tax losses	1,076.96	1,039.14
Total	**3,256.69**	**3,229.70**

(ii) **Unrecognised deferred tax assets**

Particulars	31 March 2026	31 March 2025
Provision for customer compensation	59.59	62.31
Provision for onerous loss	489.01	489.01
Unused tax losses	271.05	261.53
Total	**819.65**	**812.85**

(iii) **Expiry of losses**

Particulars	Assessment year	As on 31 March 2026	As on 31 March 2025	Expiry year (Assessment year)
Business losses carried forward	2025-26	1,039.14	1,039.14	2033-34
Business losses carried forward	2026-27	37.82	-	2034-35
Total		**1,076.96**	**1,039.14**	

Deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carry forwarded tax losses can be utilised. The unabsorbed business losses amount to ₹ 1,076.96 million (31 March 2025: ₹ 1,039.14 million) on which no deferred tax assets is recognised. The Company has not created deferred tax assets on these unabsorbed losses considering uncertainty involved around future business income.

30 Earnings per share

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

The following table sets forth the computation of basic and dilutive earnings per share:

Loss after tax	(1,520.69)	(2,659.67)
Face value of equity share (₹)	10	10
Total number of equity shares outstanding at the beginning of the year	32,51,362	32,51,362
Total number of equity shares outstanding at the end of the year	32,51,362	32,51,362
Weighted average number of shares considered for calculation of basic and diluted earnings per share*	**32,51,362**	**32,51,362**
Earnings per share - basic and diluted	(467.71)	(818.02)

**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.*

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31 Commitments and contingencies

	Particulars	31 March 2026	31 March 2025
	Contingent liabilities		
A	**Tax related cases:**		
	Service Tax (FY 2009-10) (refer note (i) below)	3.65	3.65
	Service Tax (FY 2009-10 to FY 2013-14) (refer note (ii) below)	253.67	253.67
	Service Tax (FY 2015-16 to FY 2016-17) (refer note (iii) below)	37.46	37.46
	Service Tax (FY 2016-17) (refer note (iv) below)	13.35	13.35
	Maharashtra Goods and Services Tax (FY 2017-18) (refer note (v) below)	15.25	15.25
	Maharashtra Goods and Services Tax (FY 2017-18) (refer note (vi) below)	3.33	3.33
	Maharashtra Goods and Services Tax (FY 2018-19) (refer note (vii) below)	3.34	3.34
	Maharashtra Goods and Services Tax (FY 2019-20) (refer note (viii) below)	0.47	0.47
	Income Tax Department (AY 2017-18) (refer note (ix) below)	-	2.15

(i) This case relates to interest on delayed payment of service tax on renting of immovable property. SLP pending before Hon'ble Supreme Court.

(ii) Show cause notice issued by Commissioner of Service Tax-III, Mumbai proposing demand with respect to credit claimed for construction of property further rented out.

(iii) Show cause notice issued by DGGI, Mumbai proposing disallowance of credit w.r.t construction of public parking lot.

(iv) Show cause notice issued by Commissioner GST Audit-II, Mumbai proposing interest demand on credit reversal on receipt of occupancy certificate.

(v) Order in appeal issued by Appellate Authority disallowing credit transitioned on inputs contained in WIP. The Company is in process of filing further appeal before the Goods and Services Tax Appellate Tribunal (GSTAT).

(vi) Demand order issued by Assistant Commissioner, CGST proposing disallowance of CESS credit transitioned to GST. Appeal pending before Appellate Authority.

(vii) Order in appeal issued by Appellate Authority confirming demand (w.r.t ITC mismatch in GSTR 3B/9 with GSTR-2A and tax not paid on interest income). The Company is in process of filing further appeal before the Goods and Services Tax Appellate Tribunal (GSTAT).

(viii) Demand order issued by Deputy Commissioner of State Tax proposing demand (w.r.t ITC mismatch in GSTR 3B/9 with GSTR-2A). Appeal pending before Appellate Authority.

(ix) The Company had filed an appeal before CIT (A) on which order is passed and the appeal for AY 2017-18 is treated as partly allowed.

B Bank guarantee:

Guarantee provided by the bank to "Maharashtra Pollution Control Board, Regional Office, Mumbai" secured by way of bank deposits of the Company ₹ 4.00 million (31 March 2025: ₹ 4.00 million).

C Corporate guarantee

During the previous year ended 31 March 2025, the Company had given corporate guarantee in respect of listed non-convertible debentures issued by its fellow subsidiary company namely Sylvanus Properties Limited, along with its holding company and some fellow subsidiary companies of ₹ 3,500.00 million. During the year, Sylvanus Properties Limited has repaid entire outstanding of its listed non-convertible debentures. The outstanding amount of this listed non-convertible debentures is Nil as on 31 March 2026 (₹ 2,340 million as on 31 March 2025). Accordingly, the charge created over the project Sky Forest and related sold and unsold receivables of the Company relating thereto stands satisfied and discharged.

The erstwhile NAM Estate Private Limited (amalgamated with ultimate holding company Embassy Developments Limited (formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) has received Stay from the Karnataka High Court on levy of GST on Corporate Guarantee in Writ petition 632/2024 and Writ petition 753/2024. In view of the stay granted to ultimate holding company, the matter is sub-judice and management is of the opinion that no provisioning is required w.r.t this matter in the Company.

D The Company has certain litigations involving customers and vendors. Based on advice of in-house legal team, company has recognised provisions for claims and compensations which the Company expects to pay against the settlement of disputes with the customers. Apart from the provision recognised, management believes that no material liability will devolve on the Company in respect of these litigations.

E There were no commitments pending to be reported as at 31 March 2026 and 31 March 2025.

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32 Related party transactions

i) Names of related parties and description of relationship

A Ultimate holding company

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

B Holding company

Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*

C Fellow subsidiary companies*

Sylvanus Properties Limited
Airmid Real Estate Limited
Sepset Real Estate Limited
Citra Properties Limited
Nilgiri Infrastructure Project Limited
Athena Infrastructure Limited
Albasta Properties Limited
Varali Properties Limited
Linnet Infrastructure Limited
Linnet Constructions Limited
Linnet Properties Limited
Tapir Constructions Limited
RGE Constructions and Development Limited *(formerly known as RGE Constructions and Development Private Limited)*

D Other enterprises under the control or significant influence of key management personnel of the ultimate holding company and/or their relatives*

Embassy Services Private Limited
Technique Control Facility Management Private Limited

**with whom transactions have been entered during the current and/or previous year.*

ii) Related party transactions

The following is a summary of related party transactions

For the year ended	31 March 2026	31 March 2025
Financial guarantee income		
Sylvanus Properties Limited	7.72	0.87
Project and constructions related expenses#		
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	169.72	347.72
Project management consultancy expenses#		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	-	4.16
Site management fee#		
Embassy Services Private Limited	17.95	5.41
Technique Control Facility Management Private Limited	23.75	13.35
Financial guarantee expenses		
Sylvanus Properties Limited	-	0.53
Interest expense on non-convertible debentures		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	0.00	0.00

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Business support services expenses#		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	-	4.16
Inter-corporate deposits given		
Embassy Developments Limited (formerly known as Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	1,505.28	1.50
Sylvanus Properties Limited	702.25	1,168.30
Citra Properties Limited	540.77	4,758.47
Airmid Real Estate Limited	1,394.13	1,908.44
Sepset Real Estate Limited	-	165.00
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited)	691.00	5,600.00
Nilgiri Infrastructure Project Limited	313.98	-
Athena Infrastructure Limited	519.92	-
Albasta Properties Limited	210.45	-
Varali Properties Limited	300.00	-
Linnet Infrastructure Limited	250.01	-
Linnet Constructions Limited	400.02	-
Linnet Properties Limited	126.60	-
Tapir Constructions Limited	825.62	-
RGE Constructions and Development Limited *(formerly known as RGE Constructions and Development Private Limited)*	807.05	-
Inter-corporate deposits received back		
Embassy Developments Limited (formerly known as Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	1,505.28	346.00
Sylvanus Properties Limited	-	992.00
Citra Properties Limited	3,457.52	1,131.93
Devona Constructions Limited (formerly known as Indiabulls Constructions Limited)	684.85	4,348.02
Airmid Real Estate Limited	1,233.05	-
Sepset Real Estate Limited	165.00	-
Impairment on inter-corporate deposits given		
Airmid Real Estate Limited	605.84	1,463.67
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	6.15	1,251.98
Sepset Real Estate Limited	(165.00)	165.00
Sylvanus Properties Limited	878.55	-
Advance to supplier - received back		
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	520.40	-
Inter-corporate deposits taken		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	6,820.24	-
Inter-corporate deposits repaid		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	5,613.27	-
Issue of non-convertible debentures		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	-	2,680.00

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Redemption of non-convertible debentures		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	-	2,020.00
Corporate guarantee given		
Sylvanus Properties Limited	-	3,500.00
Corporate guarantee settled		
Sylvanus Properties Limited	3,500.00	-

#exclusive of taxes

iii) Related party balances as at the end of the year

As at	31 March 2026	31 March 2025
Investment in preference shares		
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	-	154.21
Financial guarantee assets (current and non-current)		
Sylvanus Properties Limited	-	6.01
Inter-corporate deposits given		
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	1,258.13	1,251.98
Sylvanus Properties Limited	878.55	176.30
Airmid Real Estate Limited	2,069.52	1,908.44
Sepset Real Estate Limited	-	165.00
Citra Properties Limited	709.80	3,626.54
Nilgiri Infrastructure Project Limited	313.98	-
Athena Infrastructure Limited	519.92	-
Albasta Properties Limited	210.45	-
Varali Properties Limited	300.00	-
Linnet Infrastructure Limited	250.01	-
Linnet Constructions Limited	400.02	-
Linnet Properties Limited	126.60	-
Tapir Constructions Limited	825.62	-
RGE Constructions and Development Limited *(formerly known as RGE Constructions and Development Private Limited)*	807.05	-
Impairment on inter-corporate deposits given		
Airmid Real Estate Limited	2,069.52	1,463.67
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	1,258.13	1,251.98
Sepset Real Estate Limited	-	165.00
Sylvanus Properties Limited	878.55	-
Advance to supplier		
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	-	629.95
Financial guarantee liabilities		
Sylvanus Properties Limited	-	5.67
Non-convertible debentures issued		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	660.00	660.00
Inter-corporate deposits taken		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	1,206.97	-

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Trade payables		
Embassy Developments Limited *(formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)*	-	9.97
Embassy Services Private Limited	-	5.52
Technique Control Facility Management Private Limited	0.68	3.55
Devona Constructions Limited *(formerly known as Indiabulls Constructions Limited)*	87.32	-
Corporate guarantee given		
Sylvanus Properties Limited	-	3,500.00

33 Audit trail

As per the Ministry of Corporate Affairs (MCA) notification, proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, from 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 trial (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.

34 Business combination of ultimate 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 ultimate holding company.

35 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	Amount (₹)
Net debt as at 1 April 2024	-
Proceeds from issue of non-convertible debentures	2,680.00
Redemption of non-convertible debentures	(2,020.00)
Interest expense on non-convertible debentures	0.00
Interest paid	(0.00)
Net debt as at 31 March 2025	**660.00**
Proceeds from current borrowings	1,206.97
Repayment of current borrowings	-
Interest expense on non-convertible debentures	0.00
Interest paid	(0.00)
Net debt as at 31 March 2026	**1,866.97**

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36 Fair value measurement

i) Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the financial statements 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: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: unobservable inputs for the asset or liability.

ii) Financial assets and financial liabilities measured at fair value – recurring fair value measurements

Particulars	As at 31 March 2026			As at 31 March 2025		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial assets measured at fair value through other comprehensive income						
Investments - Optionally convertible redeemable preference shares	-	-	-	-	-	154.21
Total	-	-	-	-	-	**154.21**

iii) Valuation process and technique used to determine fair value

Specific valuation techniques used to value financial instruments include:

a) Use of net asset value for mutual funds on the basis of the statement received from investee party.

b) The fair value of unquoted optionally convertible redeemable preference shares are estimated by discounting future cash flows using rates currently available on similar terms, credit risk and remaining maturities. In addition to being sensitive to a reasonably possible change in the forecast cash flows or the discount rate, fair value of the equity instruments is also sensitive to a reasonably possible change in the growth rates. The valuation requires management to use unobservable inputs in the model, of which the significant unobservable inputs are disclosed in the table below. Management regularly assesses a range of reasonably possible alternatives for those significant unobservable inputs and determines their impact on the total fair value.

iv) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements:

Particulars	Fair value		Significant unobservable inputs	Data inputs		Sensitivity analysis
	31 March 2026	31 March 2025		31 March 2026	31 March 2025	
Optionally convertible redeemable preference shares	-	154.21	Discount rate	NA*	20.79%	Change of +/-0.01% in discount rate has following impacts - 31 March 2026 NA* 31 March 2025 +0.01% loss of ₹ 29.48 million -0.01% gain of ₹ 29.46 million

**Since the estimated future cash flows attributable to optionally convertible redeemable preference shares are nil, no discount rate has been applied. Consequently, sensitivity analysis pertaining to discount rate is not presented.*

v) The following table presents the changes in level 3 items for the year ended 31 March 2026 and 31 March 2025:

Particulars	Optionally convertible redeemable preference shares
As at 1 April 2024	**154.21**
Loss recognised in other comprehensive income	-
As at 31 March 2025	**154.21**
Loss recognised in other comprehensive income	(154.21)
As at 31 March 2026	-

37 Financial risk management

i) Financial instruments by category

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial assets measured at amortized cost				
Cash and cash equivalents	76.82	76.82	29.32	29.32
Other bank balances	4.35	4.35	4.19	4.19
Trade receivables	1.98	1.98	6.48	6.48
Loans (gross of allowance for expected credit losses)	8,669.65	4,463.45	7,128.26	4,247.61
Other financial assets	-	-	6.01	6.01
Financial assets measured at fair value through other comprehensive income				
Optionally convertible redeemable preference shares#	-	-	154.21	154.21
Total	**8,752.80**	**4,546.60**	**7,328.47**	**4,447.82**
Financial liabilities measured at amortized cost				
Borrowings	1,866.97	1,866.97	660.00	660.00
Trade payables	132.02	132.02	61.32	61.32
Other financial liabilites	151.98	151.98	14.56	14.56
Total	**2,150.97**	**2,150.97**	**735.88**	**735.88**

#These financial assets represents investment in equity instruments designated as such upon initial recognition.

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ii) 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 the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

A Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and other 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

Credit risk rating

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

A: Low credit risk
B: Moderate credit risk
C: High credit risk

Asset group	Basis of categorisation	Provision for expected credit loss*
A. Low credit risk	Trade receivables, Cash and cash equivalents, Other bank balances and Other financial assets.	12 month expected credit loss.
C. High credit risk	Inter-corporate deposits and investments in optionally convertible redeemable preference shares.	Life time expected credit loss or fully provided for inter-corporate deposits.

* *Life time expected credit loss is provided for inter-corporate deposits.*

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

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy 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 standalone statement of profit and loss.

Assets under credit risk:

Credit rating	Particulars	31 March 2026	31 March 2025
A	Cash and cash equivalents	76.82	29.32
A	Other bank balances	4.35	4.19
A	Trade receivables	1.98	6.48
A	Inter-corporate deposits - considered good	4,463.45	4,247.61
C	Inter-corporate deposits - credit impaired	4,206.20	2,880.65
C	Investments in optionally convertible redeemable preference shares	-	154.21
A	Other financial assets	-	6.01

b) Credit risk exposure

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from from its investing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

Credit risk related to cash and cash equivalents and bank deposits is managed by only investing in deposits with highly rated banks and financial institutions and diversifying bank deposits and accounts in different banks. Credit risk related to loans and other financial assets is managed by monitoring the recoverability of such amounts continuously. Credit risk is considered low because the Company is in possession of the underlying asset or as per trade experience. Further, the Company creates provision by assessing individual financial asset for expectation of any credit loss.

Provision for expected credit losses

The Company provides for 12 month or lifetime 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	76.82	-	76.82
Other bank balances	4.35	-	4.35
Trade receivables	1.98	-	1.98
Loans	8,669.65	(4,206.20)	4,463.45
Investments in optionally convertible redeemable preference shares	-	-	-

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	29.32	-	29.32
Other bank balances	4.19	-	4.19
Trade receivables	6.48	-	6.48
Loans	7,128.26	(2,880.65)	4,247.61
Investments in optionally convertible redeemable preference shares	154.21	-	154.21
Other financial assets	6.01	-	6.01

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B Liquidity risk

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

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

Maturities of financial liabilities

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

31 March 2026	Less than 1 year	1 to 5 Years	Above 5 Years	Total
Non-derivatives				
Borrowings	1,866.97	-	-	1,866.97
Trade payables	132.02	-	-	132.02
Other financial liabilities	151.98	-	-	151.98
Total	2,150.97	-	-	2,150.97

31 March 2025	Less than 1 year	1 to 5 Years	Above 5 Years	Total
Non-derivatives				
Borrowings	660.00	-	-	660.00
Trade payables	61.32	-	-	61.32
Other financial liabilities	12.28	2.28	-	14.56
Total	733.60	2.28	-	735.88

C Market risk

a) Interest rate risk

Liabilities

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

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

Particulars	31 March 2026	31 March 2025
Variable rate borrowing	-	-
Fixed rate borrowing	660.00	660.00
Interest free borrowings	1,206.97	-
Total borrowings	1,866.97	660.00

Assets

The Company's fixed deposits are carried at fixed rate. Therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. The company is providing loans to its related parties at nil interest rates, hence not subject to interest rate risk.

b) Foreign exchange risk

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

c) Price risk

The Company's exposure price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments in equity securities, the Company diversifies its portfolio of assets.

Sensitivity

Profit or loss and equity is sensitive to higher/lower prices of instruments:

Particulars	31 March 2026	31 March 2025
Optionally convertible preference shares		
Profit on price increase by (2%) - FVOCI instrument	-	3.08
Loss on price decrease by (2%) - FVOCI instrument	-	(3.08)

38 Capital management

The Company's objectives when managing capital are to:

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

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

Net debt to equity ratio

Particulars	31 March 2026	31 March 2025
Debt	1,866.97	660.00
Less: Cash and cash equivalents (including bank deposits and other liquid securities)	(81.17)	(33.51)
Net debt (i)	1,785.80	626.49
Total equity (ii)	2,139.41	3,822.37
Net debt to equity ratio (i)/(ii)	83.47%	16.39%

39 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.

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40 Financial ratios

Ratio	Measurement unit	Numerator	Denominator	As at 31 March 2026 Ratio	As at 31 March 2025 Ratio	Variance	Remarks
Current ratio	Times	Current assets	Current liabilities	1.71	2.72	-37.37%	Refer note A
Debt equity ratio	Times	Total debts	Shareholder's equity	0.87	0.17	405.40%	Refer note B
Debt service coverage ratio	Times	Earnings available for debt services	Debt service	NA	NA	NA	Refer note C
Return on equity ratio	Percentage	Net profit after tax	Average shareholder's equity	NA	NA	NA	Refer note C
Inventory turnover ratio	Times	Net sales	Average inventory	0.85	1.71	-50.35%	Refer note D
Trade receivables turnover ratio	Times	Revenue	Average trade receivable	15.59	22.78	-31.53%	Refer note E
Trade payables turnover ratio	Times	Purchase of services and other expenses	Average trade payable	4.62	1.44	219.57%	Refer note F
Net capital turnover ratio	Times	Revenue	Working capital	0.29	1.84	-84.26%	Refer note G
Net profit ratio	Percentage	Net profit after tax	Revenue	NA	NA	NA	Refer note C
Return on capital employed	Percentage	Earning before interest taxes	Capital employed	NA	NA	NA	Refer note C
Return on investment	Percentage	Income generated from investment	Time weighted average investment	0.00	0.01	-84.86%	Refer note H

Notes:

A The major change is on account of decrease in advance from customers and increase in borrowings.

B The major change in on account of increase in borrowings and decrease in shareholders equity, which is due to impairment provision made during the current year and as well as in previous year.

C Ratio can not be calculated due to negative earnings/loss during the current year as well as in previous year.

D The major change is on account of significant decrease in revenue and decrease in average inventory during the current year as the project "Sky Forest" is about to complete.

E The major change is on account of decrease in trade receivables during the current year.

F The major change is on account of decrease in direct cost incurred and decrease in average trade payables as comapred to previous year.

G The major change is on account of significant decrease in revenue and decrease in working capital during the current year.

H The major change is on account of decrease in income and decrease in average investment as compared to previous year.

41 Other statutory information:

Revenue related disclosures

A Disaggregation of revenue

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

Year ended	31 March 2026	31 March 2025
Revenue from operations		
(i) Revenue from real estate properties	547.83	6,649.76
(ii) Revenue from maintenance services	63.33	70.89
(iii) Service and forfeiture income	2.65	2.92
Total revenue covered under Ind AS 115	**613.81**	**6,723.57**

B Contract balances

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

As at	31 March 2026	31 March 2025
Contract liabilities		
Advance from consumers	603.06	1,129.84
Total contract liabilities	**603.06**	**1,129.84**
Receivables		
Trade receivables	1.98	6.48
Total receivables	**1.98**	**6.48**

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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:

Advances from consumers

Year ended	**31 March 2026**	**31 March 2025**
Opening balance	1,129.84	6,429.24
Addition during the year	21.05	1,350.36
Revenue recognized during the year	(547.83)	(6,649.76)
Closing balance	**603.06**	**1,129.84**

D The aggregate amount of transaction price allocated to the performance obligations (yet to complete) as at 31 March 2026 is ₹ 603.06 million (31 March 2025: ₹ 1,129.84 million). The above balance represents the advance received from customers (gross) against real estate properties. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognised as revenue in future years as per the policy of the Company.

E Reconciliation of revenue recognised with contract revenue:

Year ended	**31 March 2026**	**31 March 2025**
Contract revenue	613.81	6,723.57
Revenue recognised from real estate properties including maintenance	**613.81**	**6,723.57**

42 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.

43 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.

44 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.

45 Wilful defaulter

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

46 Details in respect of utilization of borrowed funds and share premium

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

Details of funds received for year ended 31 March 2026

S. No.	**Details of funding providers**	**Amount**	**Nature of transaction**	**Purpose**
1	Ultimate holding company *(refer note 32)*	166.36 million	Loans and advances taken (net of amount re-paid) (on various dates)	To fund working capital requirement of fellow subsidiary company

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All amounts in ₹ millions unless otherwise stated

Details of funds given for year ended 31 March 2026

S. No.	Beneficiaries	Amount	Nature of transaction	Purpose
1	Fellow subsidiary company *(refer note 32)*	166.36 million	Loans and advances given (net of amount received back) (on various dates)	To fund working capital requirement of fellow subsidiary company

During the year ended 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), except details given below:

Details of intermediaries for year ended 31 March 2025

S. No.	Intermediaries	Amount	Nature of transaction	Purpose
1	Holding and fellow subsidiary companies *(refer note 32)*	5,850.02 million	Loans and advances given (net of amount received back) (on various dates)	To fund working capital requirement of fellow subsidiary companies

Details of beneficiaries for year ended 31 March 2025

S. No.	Beneficiaries	Amount	Nature of transaction	Purpose
1	Fellow subsidiary companies *(refer note 32)*	5,850.02 million	Loans and advances given (net of amount received back) (on various dates)	To fund working capital requirement of fellow subsidiary companies

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

Details of funds received for year ended 31 March 2025

S. No.	Details of funding providers	Amount	Nature of transaction	Purpose
1	Ultimate holding company *(refer note 32)*	660.00 million	Non-convertible debentures issued	To fund working capital requirement of fellow subsidiary companies

Details of funds given for year ended 31 March 2025

S. No.	Beneficiaries	Amount	Nature of transaction	Purpose
1	Fellow subsidiary companies *(refer note 32)*	660.00 million	Loans and advances given (net of amount received back) (on various dates)	To fund working capital requirement of fellow subsidiary companies

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

47 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 the Companies Act, 1956 during the year ended 31 March 2026 and 31 March 2025.

48 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.

49 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.

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FRN
005975N
New Delhi
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All amounts in ₹ millions unless otherwise stated

50 Loan or advances, in the nature of loans granted to promoters, directors, KMPs and the related parties

The following disclosures represents the loans or advances in the nature of loans are granted to promoters, Directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are:

(a) repayable on demand; or

(b) without specifying any terms or period of repayment.

Particulars	**31 March 2026**	**31 March 2026**	**31 March 2025**	**31 March 2025**
Type of borrower	**Amount of loan or advance in the nature of loan outstanding**	**Precentage to the total loans and advances in natures of loans(%)**	**Amount of loan or advance in the nature of loan outstanding**	**Precentage to the total loans and advances in natures of loans(%)**
Related parties - repayable on demand* *(refer note 32)*	8,669.65	100.00%	7,128.26	100.00%
Total	**8,669.65**	**100.00%**	**7,128.26**	**100.00%**

**gross of allowance for expected credit losses.*

51 Other information

a) 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.

b) 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.

c) The opinion of the Board of Directors, all current assets and long term loans and 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 and provision for all known liabilities have been made. Further, no provision, other than already provided for, is required to be made against the recoverability of these balances.

d) Previous year figures have been regrouped/reclassified wherever applicable.

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

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Vikas Aggarwal
Partner
Membership No. : 097848

Place: Delhi
Date: 18 May 2026

For and on behalf of the board of directors

Nilesh Suresh Chopade
Director
DIN: 10163631

Ankita Sanjiv Kamate
Director
DIN: 10720594