

**SUBSIDIARIES AUDITED FINANCIAL STATEMENT FY 2024-25**

<b>Sr. No.</b>	<b>Name of Companies</b>
1.	Mahindra World City Developers Limited
2.	Mahindra World City (Jaipur) Limited
3.	Mahindra Bloomdale Developers Limited
4.	Mahindra Homes Private Limited
5.	Mahindra Happinest Developers Limited
6.	Mahindra Industrial Park Chennai Limited
7.	Mahindra Industrial Park Private Limited
8.	Mahindra Infrastructure Developers Limited
9.	Mahindra Water Utilities Limited
10.	Mahindra World City (Maharashtra) Limited
11.	Deep Mangal Developers Private Limited
12.	Knowledge Township Limited
13.	Industrial Township (Maharashtra) Limited
14.	Anthurium Developers Limited
15.	Moonshine Construction Private Limited
16.	Mahindra Knowledge Park Mohali Limited

## INDEPENDENT AUDITORS' REPORT

To the Members of

**MAHINDRA WORLD CITY DEVELOPERS LIMITED**

**Report on the audit of the Financial Statements**

### Opinion

We have audited the accompanying Ind AS Financial Statements of **Mahindra World City Developers Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2025, the Statement of Profit and Loss, including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information. (herein after referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("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 March 31, 2025, its Profit and total comprehensive Income, its changes in equity and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing (SAs), as 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Director's report and the related annexures but does not include the Financial Statements and our Auditors' report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### Auditors' 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative

materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

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

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

#### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in "Annexure B" 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;
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
  - f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements;
  - g) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and hence provisions of Section 197 of the Companies Act, 2013 are not applicable.
  - h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of the Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company has disclosed the impact of pending litigations on its financial position in its Financial Statements. (Refer Note 29 to the Financial Statements)

- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- (iii) There were no amounts which were required to the Investor Education and Protection Fund by the Company.
- (iv) (a) The management of the company has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- (b) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been received by the company or any of such subsidiaries from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company or any of such subsidiaries 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 Parties ("Ultimate Beneficiaries") or provided any guarantee, security or the like on behalf of the Ultimate beneficiaries; and
- (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice or other auditors that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- (v) The Company has not declared/paid any dividend during the year.
- (vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner

Place: Chennai  
Date: April 16, 2025

Membership No. 215782  
UDIN: 25215782BMISBA1505

## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

### Report on the Internal Financial Controls under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Mahindra World City Developers Limited** ("the Company") as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

#### Management's Responsibility for Internal Financial Controls

The Company's Management 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. 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these financial statements 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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

### Meaning of Internal Financial Controls over Financial Reporting with reference to these Financial Statements

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

### Inherent Limitations of Internal Financial Controls over Financial Reporting with reference to these Financial Statements

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

#### Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these financial statements and such internal financial controls system over financial reporting with reference to these financial statements were operating effectively as at March 31, 2025, 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.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner

Place: Chennai  
Date: April 16, 2025

Membership No. 215782  
UDIN: 25215782BMISBA1505



## ANNEXURE B TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

i. In respect of its Property, Plant and Equipment:

(a) (A) According to the information and explanations given to us, the Company has generally maintained proper records showing particulars, including quantitative details and situation of property, plant and equipment and investment properties. However, quantitative details and situation of certain property, plant and equipment and investment properties.

(B) The Company does not have any intangible assets. Hence, reporting under Clause 3(i)(a)(B) of the Order is not applicable to the Company

(b) The property, plant and equipment and investment properties are physically verified by the Company once in two years. The physical verification of property, plant and equipment and investment properties was conducted in the current financial year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its property, plant and equipment and investment properties. In accordance with the programme, the company has physically verified certain property, plant and equipment during the year and no material discrepancies were noticed on such verification.

(c) With respect to immoveable properties of land that are freehold, according to the information and explanations given to us and the records examined by us and based on the examination of the original title deeds / Land Delivery Receipts (LDR's) issued by Government provided to us, we report that, the title deeds of such immovable properties are held in the name of the Company as at the balance sheet date.

ii. (a) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deed, certificate received from third party confirming the inventory, site visits by the management and certification of extent of work completion by competent persons are done at reasonable intervals and no material discrepancies were noticed on physical verification.

b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from HDFC Bank Limited on the basis of security of the current assets of the Company excluding Inventories during the year. The Cashflow statements filed by the Company with HDFC Bank Limited on a quarterly basis are in agreement with the unaudited books of account as certified by the management.

iii. According to the information and explanations given to us, the Company has not made any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.

iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act with respect to investments made. The Company has not granted any loans or provided any guarantee or security during the year to the parties covered under Sections 185 and 186 of the Act.

v. According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under, where applicable. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.

vi. The maintenance of cost records has been specified by the Central Government under Section 148(1) of the Act. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, prescribed by the Central Government under subsection (1) of Section 148 of the Act and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

vii. According to the information and explanations given to us, in respect of statutory dues:

(a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Income-tax, Goods and Services Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

(b) There were no undisputed amounts payable in respect of Provident Fund, Income-tax, Goods and Services Tax, Cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

(c) The details of dues of Service Tax, Income Tax & GST which has not been deposited as on March 31, 2025 on account of disputes are given below:

Name of Statute	Nature of Dues	Forum where dispute is pending	Period to which amount relates	Amount Unpaid (Rs. in Lakhs)
Finance Act, 1994	Service Tax	CESTAT	2008-2017	412.27

Name of Statute	Nature of Dues	Forum where dispute is pending	Period to which amount relates	Amount Unpaid (Rs. in Lakhs)
CGST Act, 2017	GST	Appellate Authority	2019-20	50.33
CGST Act, 2017	GST	Appellate Authority	2018-19	10.62
CGST Act, 2017	GST	Appellate Authority	2017-18	32.69
CGST Act, 2017	GST	Appellate Authority	2017-18	21.10
CGST Act, 2017	GST	Appellate Authority	2018-19	61.39
CGST Act, 2017	GST	Appellate Authority	2018-19	337.64
CGST Act, 2017	GST	Appellate Authority	2020-21	28.39
Income Tax Act, 1961	Income Tax	Income tax Appellate Tribunal	AY 2012-13 to AY 2014-15	365.77
Income Tax Act, 1961	Income Tax	Hon'ble High Court of Madras	AY 2016-17	4,171.16

viii. According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.

ix. a) In our opinion and according to the information and explanations given to us and on the basis of our examination of books and records of the Company, the Company has not defaulted in the repayment of loans or borrowings or in payment of interest thereon to banks and debenture holders. The Company has not taken any loans or borrowings from Government.

b) According to the information and explanations given to us, the Company has not been declared a wilful defaulter by any bank or financial institution or any other lender till the date of our audit report.

c) In our opinion and according to the information and explanations given to us, the term loans have been applied for the purpose for which the loans were obtained.

d) According to the information and explanations given to us and based on the audit procedures performed by us and on an overall examination of the Balance Sheet of the Company, we report that the Company has not utilised funds raised on short-term basis for long-term purposes.

e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f) According to the information and explanations given to us and based on the audit procedures performed by us, we report that the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.

x. a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.

xi. a) During the course of our examination of books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.

b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.

c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.

xiii. In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the Financial Statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures, specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the reporting

under Clause 3(xiii) of the Order is not applicable to the Company.

- xiv. a) In our opinion and according to the information and explanations given to us and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.
- b) We have considered the Internal Audit reports of the Company issued till date for the period under audit.
- xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or directors of its holding company, Associate, Joint venture or persons connected with them during the year and hence provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under (xv) of the Order is not applicable to the Company.
- xvi. a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause (xvi) of the Order is not applicable to the Company.
- b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.
- c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) and 3(xvi)(d) of the Order is not applicable to the Company.

Based on the information and explanations given to us and the audit procedures performed by us, we report that the Group has 4 Core Investment Companies.

- xvii. In our opinion and according to the information and explanations given to us, the Company has not incurred cash losses in the current and in the immediately preceding financial year

xviii. There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.

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

- xx. (a) According to the information and explanations given to us, in respect of other than ongoing projects, the Company has no unspent amount that needs to be transferred to a Fund specified in Schedule VII to the Act in compliance with second proviso to sub-section (5) of Section 135 of the Act.
- (b) According to the information and explanations given to us, in respect of ongoing projects, the Company has no unspent amount which needs to be transferred to a special account in compliance with sub-section (6) of Section 135 of the Act.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBA1505

Place: Chennai  
Date: April 16, 2025

**BALANCE SHEET AS AT MAR 31, 2025****All amounts are in Rupees Lakhs unless otherwise stated**

Particulars	Note No.	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Property, Plant and Equipment .....	3	951.91	1,120.84
(b) Capital Work in Progress .....	3.1	30.01	30.01
(c) Investment Property .....	3.2	1,110.71	1,133.13
(d) Intangible Assets .....	3.3	—	—
(e) Financial Assets .....			
(i) Investments .....	5	22,800.00	10,200.00
(ii) Other Financial Assets .....	6	6.08	5.73
(f) Deferred Tax Asset .....	4(c)	—	773.78
(g) Other Non-Current Assets .....	7	835.73	1,328.62
<b>Total Non-Current Assets (a+b+c+d+e+f+g) .....</b>		<b>25,734.44</b>	<b>14,592.11</b>
<b>2 Current assets</b>			
(a) Inventories .....	8	43,197.94	57,712.63
(b) Financial Assets .....			
(i) Investments .....	5	8,823.56	3,063.12
(ii) Trade Receivables .....	9	4,546.37	5,532.18
(iii) Cash and Cash Equivalents .....	10	703.21	1,025.15
(iv) Bank balances other than (iii) above .....	10	1,492.25	1,182.72
(v) Other Financial Assets .....	6	—	—
(c) Other Current Assets .....	7	1,060.52	1,725.55
<b>Total Current Assets (a+b+c) .....</b>		<b>59,823.85</b>	<b>70,241.35</b>
<b>Total Assets (1+2) .....</b>		<b>85,558.29</b>	<b>84,833.46</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
(a) Equity Share capital .....	11	2,000.00	2,000.00
(b) Other Equity .....	12	29,276.99	15,065.74
<b>Total Equity (a+b) .....</b>		<b>31,276.99</b>	<b>17,065.74</b>
<b>LIABILITIES</b>			
<b>2 Non-current liabilities</b>			
(a) Financial Liabilities .....			
(i) Borrowings .....	13	11,450.30	31,745.74
(ii) Other Financial Liabilities .....	14	1.45	1.54
(b) Deferred Tax Liabilities .....	4(c)	181.93	—
(c) Other Liabilities .....	17.1	1,539.32	1,372.70
(d) Provisions .....	18	4,519.23	4,519.56
<b>Total Non-Current Liabilities (a+b+c) .....</b>		<b>17,692.23</b>	<b>37,639.54</b>
<b>3 Current liabilities</b>			
(a) Financial Liabilities .....			
(i) Borrowings .....	15	8,511.45	6,174.08
(ii) Trade Payables .....			
total outstanding dues of micro enterprises and small enterprises ..	16	110.50	100.16
total outstanding dues of creditors other than micro enterprises and small enterprises .....		10,470.11	5,565.58
(iii) Other Financial Liabilities .....	14	2,872.88	1,617.69
(b) Other Liabilities .....	17.2	13,492.42	16,316.56
(c) Provisions .....	18	1,131.71	354.11
<b>Total Current Liabilities (a+b+c) .....</b>		<b>36,589.07</b>	<b>30,128.18</b>
<b>Total Liabilities (2+3) .....</b>		<b>54,281.30</b>	<b>67,767.72</b>
<b>Total Equity and Liabilities (1+2+3) .....</b>		<b>85,558.29</b>	<b>84,833.46</b>
Summary of Material Accounting Policies	2		

The accompanying notes 1 to 44 are an integral part of these financial statements.

In terms of our Report of even date

for **B.K. Khare & Co.**

Chartered Accountants

Firm Registration No. 105102W

**Karthik Srinivasan**

Partner

Membership No.: 215782

For and on behalf of the board of directors of  
**Mahindra World City Developers Limited****Amrita Chowdhary**

Director

(DIN: 02178520)

**Vikram Goel**

Chief Executive Officer

**Amit Kumar Sinha**

Director

(DIN: 09127387)

**Pulipati Bhaskar**

Chief Financial Officer

**Aman Desai**

Company Secretary

(ACS: 47990)

Place: Chennai

Date: 16<sup>th</sup> April 2025

Place: Chennai

Date: 16<sup>th</sup> April 2025

**STATEMENT OF PROFIT AND LOSS FOR YEAR ENDED MAR 31, 2025****All amounts are in Rupees Lakhs unless otherwise stated**

<b>Particulars</b>	<b>Note No.</b>	<b>Year ended 31<sup>st</sup> March, 2025</b>	<b>Year ended 31<sup>st</sup> March, 2024</b>
<b>REVENUE</b>			
Revenue from operations.....	<b>19</b>	<b>65,648.77</b>	18,255.37
Other Income .....	<b>20</b>	<b>681.37</b>	478.84
<b>Total Income</b> .....		<b>66,330.14</b>	18,734.21
<b>EXPENSES</b>			
Cost of Sales			
– Cost of Projects .....	<b>21</b>	<b>38,018.02</b>	5,134.01
– Operation and Maintenance Expenses .....	<b>22</b>	<b>1,789.36</b>	1,766.81
Employee Benefits Expense .....	<b>23</b>	<b>650.38</b>	606.00
Depreciation/Amortisation Expense .....	<b>3</b>	<b>216.98</b>	257.19
Finance Costs .....	<b>24</b>	<b>3,049.40</b>	3,626.05
Other Expenses .....	<b>25</b>	<b>2,491.37</b>	2,308.85
<b>Total Expenses</b> .....		<b>46,215.51</b>	13,698.91
<b>Profit/(Loss) before tax</b> .....		<b>20,114.63</b>	5,035.30
<b>Tax expenses/(Credit)</b>			
Current tax (Net of MAT Credit Entitlement) .....	<b>4(a)</b>	<b>6,303.30</b>	1,106.60
Deferred Tax .....	<b>4(a)</b>	<b>(405.72)</b>	525.94
<b>Total Tax Expenses/(Credit)</b> .....		<b>5,897.58</b>	1,632.54
<b>Profit/(Loss) after tax</b> .....		<b>14,217.05</b>	3,402.76
<b>Other Comprehensive Income/(Loss)</b>			
Items that will not be reclassified to profit or loss			
(a) Remeasurement of the defined benefit plans .....		<b>(8.54)</b>	(4.47)
(b) Income tax relating to Items that will not be reclassified to profit or loss.....	<b>4(a)</b>	<b>2.74</b>	1.30
<b>Total Other Comprehensive (Loss)/Income</b> .....		<b>(5.80)</b>	(3.17)
<b>Total Comprehensive Income/(Loss)</b> .....		<b>14,211.25</b>	3,399.59
<b>Profit from continuing operations for the year attributable to:</b>			
Owners of the Company .....		<b>14,217.05</b>	3,402.76
<b>Earnings per equity share (face value of Rs.10/- each)</b>			
Basic/Diluted in Rs. ....	<b>27</b>	<b>71.09</b>	17.01
Summary of Material Accounting Policies	<b>2</b>		

The accompanying notes 1 to 44 are an integral part of these financial statements.

In terms of our Report of even date  
for **B.K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W  
**Karthik Srinivasan**  
Partner  
Membership No.: 215782

For and on behalf of the board of directors of  
**Mahindra World City Developers Limited**

**Amrita Chowdhary**  
Director  
(DIN: 02178520)  
**Vikram Goel**  
Chief Executive Officer

**Amit Kumar Sinha**  
Director  
(DIN: 09127387)  
**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
(ACS: 47990)  
Place: Chennai  
Date: 16<sup>th</sup> April 2025

Place: Chennai  
Date: 16<sup>th</sup> April 2025



**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MAR 31, 2025****All amounts are in Rupees Lakhs unless otherwise stated**

<b>Particulars</b>	<b>Year ended 31<sup>st</sup> March, 2025</b>	<b>Year ended 31<sup>st</sup> March, 2024</b>
<b>Cash flow from operating activities</b>		
Profit/(Loss) before tax and exceptional items	<b>20,114.63</b>	5,035.30
Adjustments for:		
Finance costs .....	<b>3,049.40</b>	3,626.05
Interest Income .....	<b>(42.96)</b>	(176.23)
Depreciation .....	<b>216.98</b>	257.19
<b>Operating Profit before working capital changes .....</b>	<b>23,338.05</b>	8,742.31
Movements in working capital:		
Decrease /(Increase) in trade receivables.....	<b>985.81</b>	(3,755.72)
Decrease /(Increase) in inventories .....	<b>14,749.21</b>	(6,266.26)
Decrease in other assets .....	<b>665.03</b>	3,456.84
(Increase)/ Decrease in other non current assets .....	<b>(1,858.99)</b>	1,137.74
Increase in trade and other payables .....	<b>4,914.52</b>	1,833.09
Increase in Other Financial Liabilities .....	<b>474.19</b>	300.90
Increase/ (Decrease) in Provisions .....	<b>771.47</b>	(7.53)
(Decrease) / Increase in other liabilities .....	<b>(2,657.52)</b>	7,221.97
<b>Cash generated from operations .....</b>	<b>41,381.77</b>	12,663.34
Income taxes (paid)/(received) .....	<b>(2,590.00)</b>	(650.00)
<b>Net cash generated from operating activities .....</b>	<b>38,791.77</b>	12,013.34
<b>Cash flows from investing activities</b>		
Payments for property, plant and equipment.....	<b>(25.63)</b>	(48.39)
Investment in Subsidiary .....	<b>(12,600.00)</b>	—
Bank balances not considered as Cash and Cash Equivalents (Deposits) .....	<b>(309.53)</b>	(499.02)
(Purchase)/ Proceeds of Current Investments (Net) .....	<b>(5,760.44)</b>	(3,063.12)
Interest received.....	<b>42.96</b>	176.23
<b>Net cash (used in) from investing activities .....</b>	<b>(18,652.64)</b>	(3,434.30)
<b>Cash flows from Financing activities</b>		
(Repayment)/Proceeds from Short term borrowings.....	<b>—</b>	(1,500.00)
Repayment of long term borrowings.....	<b>(14,585.07)</b>	(6,099.70)
Interest paid .....	<b>(2,313.37)</b>	(3,030.61)
<b>Net cash (used in)/generated from financing activities .....</b>	<b>(16,898.44)</b>	(10,630.31)
<b>Net (Decrease)/Increase in cash and cash equivalents .....</b>	<b>3,240.69</b>	(2,051.27)
Cash and cash equivalents at the beginning of the year .....	<b>(5,148.93)</b>	(3,097.65)
<b>Cash and Cash equivalents at the end of the year *</b> .....	<b>(1,908.24)</b>	(5,148.93)

**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MAR 31, 2024** (Cont'd)**All amounts are in Rupees Lakhs unless otherwise stated****\* Comprises of**

<b>Particulars</b>	<b>As at 31<sup>st</sup> Mar, 2025</b>	<b>As at 31<sup>st</sup> Mar, 2024</b>
<b>Cash and cash equivalents</b>		
(a) Balances with banks		
in Current Accounts .....	<b>202.07</b>	121.53
Deposits with original maturity of less than three months .....	<b>501.14</b>	903.62
Overdraft with Banks .....	<b>(2,611.45)</b>	(6,174.08)
<b>Total Cash and cash equivalents (considered in Statement of Cash Flows) .....</b>	<b>(1,908.24)</b>	(5,148.93)

The above Cash Flow Statement has been prepared under the "indirect method" as set out in 'Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows' under Section 133 of Companies Act 2013

Summary of Material Accounting Policies (refer note 2)

The accompanying notes 1 to 44 are an integral part of these financial statements.

In terms of our Report of even date  
for **B.K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W  
**Karthik Srinivasan**  
Partner  
Membership No.: 215782

For and on behalf of the board of directors of  
**Mahindra World City Developers Limited**

**Amrita Chowdhary**  
Director  
(DIN: 02178520)  
**Vikram Goel**  
Chief Executive Officer

**Amit Kumar Sinha**  
Director  
(DIN: 09127387)  
**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
(ACS: 47990)  
Place: Chennai  
Date: 16<sup>th</sup> April 2025

Place: Chennai  
Date: 16<sup>th</sup> April 2025

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MAR, 2025****All amounts are in Rupees Lakhs unless otherwise stated**

Particulars	Share Capital	Other Equity					Total
	Equity Share Capital	General Reserve	Capital Redemption Reserve	Retained earnings	Debenture Redemption Reserve	Capital Reserve	
<b>Balance as at April 1, 2023</b>	2,000.00	345.00	6,500.00	4,260.61	450.00	110.54	13,666.15
Effect of Business Combination (Refer Note 38)	—	—	—	—	—	—	—
Profit/(Loss) for the year	—	—	—	3,402.76	—	—	3,402.76
Transfer In/(Out)	—	450.00	—	—	(450.00)	—	—
Other Comprehensive Loss*	—	—	—	(3.17)	—	—	(3.17)
<b>Balance as at March 31, 2024</b>	<u>2,000.00</u>	<u>795.00</u>	<u>6,500.00</u>	<u>7,660.20</u>	<u>—</u>	<u>110.54</u>	<u>17,065.74</u>

Particulars	Share Capital	Other Equity					Total
	Equity Share Capital	General Reserve	Capital Redemption Reserve	Retained earnings	Debenture Redemption Reserve	Capital Reserve arising on Merger	
<b>Balance as at April 1, 2024</b>	2,000.00	795.00	6,500.00	7,660.20	—	110.54	17,065.74
Profit for the year	—	—	—	14,217.05	—	—	14,217.05
Transfer In/(Out)	—	—	—	—	—	—	—
Other Comprehensive Income	—	—	—	(5.80)	—	—	(5.80)
<b>Balance as at Mar 31, 2025</b>	<u>2,000.00</u>	<u>795.00</u>	<u>6,500.00</u>	<u>21,871.45</u>	<u>—</u>	<u>110.54</u>	<u>31,276.99</u>

\* Remeasurement gain/(losses) net of taxes on defined benefit plans during the year is recognised as a part of retained earnings

Summary of Material Accounting Policies (refer note 2)

The accompanying notes 1 to 44 are an integral part of these financial statements

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In terms of our Report of even date for **B.K. Khare & Co.**  
Chartered Accountants  
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**Karthik Srinivasan**  
Partner  
Membership No.: 215782

For and on behalf of the board of directors of  
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**Amrita Chowdhary**  
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Company Secretary  
(ACS: 47990)  
Place: Chennai  
Date: 16<sup>th</sup> April 2025

Place: Chennai  
Date: 16<sup>th</sup> April 2025

# NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

## 1. General Information

Mahindra World City Developers Limited ("the Company") was incorporated on February 19, 1997. The Company is in the business of land development for industrial, commercial, and residential use and township including residential infrastructure in Mahindra World City SEZ and giving it on perpetual lease. The Company acquires land and incurs expenditure on its development and related infrastructure facilities for lease / sale. The Company also maintains the Industrial Park for which it collects operation and maintenance charges from the lessees. The Company has developed and operates an integrated business city "Mahindra World City" at Chengalpattu taluk near Chennai.

Promoted in a Public Private Partnership by the Mahindra Group and Tamilnadu Industrial Development Corporation Limited (A Government of Tamil Nadu Undertaking), Mahindra World City surpasses the conventional definition of a business space - it is a business eco-system, carefully linked and integrated to function with efficiency. Mahindra World City, Chennai is India's first integrated City and Corporate India's first operational SEZ.

Etching its name on India's business map, Mahindra World City Chennai, has attracted corporate giants such as BMW, B. Braun, Capgemini, Marriot, Infosys, BASF, Lincoln Electric, Parker Hannifin, Renault-Nissan, Tesa SE, Federal Mogul, Fujitec, Pegatron, NTN Corporation, Timken, TVS Group of Companies and Wipro among others.

The Registered office of the company is located at Ground Floor, Mahindra Towers, 17/18, Patulous Road, Chennai, Tamil Nadu -600 002.

## 2. Material Accounting Policies

### 2.1 Statement of compliance

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

### 2.2 Basis of Measurement

#### 2.2.1 Basis of preparation and presentation

The Standalone financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

#### 2.2.2 Exemption from preparation of consolidated financial statements

The Company has investments in a Joint venture. The Holding company, Mahindra Lifespaces Developers Limited, having its registered office at 5th floor, Mahindra Towers, Worli, Mumbai 400 018 are presenting the consolidated financial statements. The Company has therefore availed the exemption under paragraph 4(a) of Ind AS 110 having satisfied the conditions for exemption from preparing consolidated financial statements as per Companies (Accounts) Amendments Rules, 2016 and thereby does not present consolidated financial statements.

Consequently, the accounting policies mentioned herein relate to the standalone financial statements of the Company.

#### 2.2.3 Measurement of fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these Standalone financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 116, and measurements that have

some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 Inputs for the asset or liability that are not based on observable market data (unobservable inputs)

### 2.2.4 Current versus non-current classification

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

Based on the nature of activity carried out by the company and the period between the procurement and realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 1 year for the purpose of Current – Non-Current classification of assets & liabilities.

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

Borrowings are classified as current if they are due to be settled within 12 months after the reporting period.

## 2.3 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable.

### 2.3.1 Land Lease Premium

Land lease premium is recognized as income upon creation of leasehold rights in favour of the lessee or upon an agreement to create leasehold rights with handing over of possession.

### 2.3.2 Sale of Projects

The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer.

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time i.e Completed contract method of accounting as per IND AS 115 when (a) the seller has transferred all significant risks and rewards of ownership and the seller retains no effective control of the real estate to a degree usually associated with the ownership, (b) The seller has effectively handed over the possession of the real estate unit to the buyer forming part of the transaction; (c) No significant uncertainty exists regarding the amount of consideration that will be derived from real estate sales; and (d) it is not unreasonable to expect ultimate collection of revenue from buyers.. The revenue is measured at the transaction price agreed under the contract.

The Company invoices the customers for construction contracts based on achieving a series of performance-related milestones.

For certain contracts involving the sale of property under development, the Group offers deferred payment schemes to its customers. The Group adjusts the transaction price for the effects of the significant financing component.

### 2.3.3 Sale of land

Revenue from Sale of land and other rights is generally a single performance obligation and the Company has determined that this is satisfied at the point in time when control transfers as per the terms of the contract entered into with the buyers, which generally are with the firmity of the sale contracts / agreements.

### 2.3.3 Project Management fee

Project Management Fees receivable on fixed period contracts is accounted over the tenure of the contract / agreement. Where the fee is linked to the input costs, revenue is recognised as a proportion of the work completed based on progress claims submitted. Where the management fee is linked to the revenue generation from the project, revenue is recognised on the percentage of completion basis.

### 2.3.4 Income from Operation and Maintenance (O&M)

Income from operation and maintenance charges and water charges are recognized on an accrual basis as per terms of the agreement with the lessees.

### 2.3.5 Contract Cost

Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortised upon recognition of revenue from the related property sale contract.

### 2.3.6 Significant accounting Judgements, Estimates and Assumptions

#### 2.3.6.1 Determining the timing of revenue recognition on the sale of completed and under development property.

The Group has generally evaluated and concluded that based on an analysis of the rights and obligations under the terms of the contracts relating to the sale of property, the revenue is to be recognised at a point in time when control transfers which coincides with receipt of Occupation Certificate. The Group has concluded that the overtime criteria are not met owing to non-enforceable right to payment for performance completed to date and, therefore, recognises revenue at a point in time.

#### 2.3.6.2 Determination of performance obligations

With respect to the sale of property, the Group has concluded that the goods and services transferred in each contract constitute a single performance obligation. In particular, the promised goods and services in contracts for the sale of property is to undertake development of property and obtaining the Occupation Certificate. Generally, the Group is

responsible for all these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the Company accounts for them as a single performance obligation because they are not distinct in the context of the contract.

### 2.3.7 Dividend and interest income

Dividend income from investments from Joint ventures and Associates is recognised when the unit holder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

## 2.4 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

### 2.4.1 The Company as a Lessor

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

### 2.4.2 The Company as a Lessee

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. The assets given by the Company on operating leases are capitalised in the books as fixed assets. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the lease term.

## 2.5 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

### 2.5.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognized as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 2.5.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the standalone financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.5.3 Current and deferred tax for the year

Current and deferred tax are recognised in statement of profit and loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.6 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in statement of profit and loss in the period in which they are incurred.

### 2.7 Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Furniture and Fixtures and Office equipment's are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in statement of profit and loss.

Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013

### 2.8 Investment Properties:

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model. Investment property includes freehold/ leasehold land and building. Depreciation on investment property has been provided on pro-rata basis, on the straight-line method as per the useful life of such property. Buildings are depreciated over the period of 60 years considering this period as the useful life for the Company.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

### 2.9 Impairment of tangible and intangible asset other than Goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount, which is the higher of the value in use or fair value less cost to sell, of the asset or cash generating unit, as the case may be, is estimated and the impairment loss (if any) is recognised and the carrying amount is reduced to its recoverable amount. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Statement of profit and loss.

### 2.10 Inventories

Inventories are stated at the lower of cost and net realisable value after providing for obsolescence and other losses, where considered necessary. Work in progress includes cost of land and all expenditure incurred in connection with, or attributable to the project, and, being a long-term project, includes interest.

### 2.11 Cash and cash equivalents (for purposes of Cash Flow Statement)

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 2.12 Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### 2.13 Provisions, contingent liabilities and contingent assets

#### 2.13.1 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, it carrying amount is the present value of those cash flows (when the effect of the time value of money is material). When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received, and the amount of the receivable can be measured reliably. Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

#### 2.13.2 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

#### 2.13.3 Contingent liabilities

Contingent liability is disclosed in case of:

- a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation; and
- a present obligation arising from past events when no reliable estimate is possible.

#### 2.13.4 Contingent assets

Contingent assets are disclosed where an inflow of economic benefits is probable.

### 2.14 Financial instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in statement of profit and loss.

### 2.15 Foreign currency transactions and translations

Foreign currency transactions are recorded at exchange rates prevailing on the date of transaction. Monetary assets / liabilities are translated at exchange rates prevailing on the date of settlement or at the year-end as applicable, and gain / loss arising out of such translation is adjusted to the statement of profit and loss.

### 2.16 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases

or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### 2.16.1 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in statement of profit and loss for financial assets at fair value through other comprehensive income (FVTOCI) debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in statement of profit and loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to statement of profit and loss.

All other financial assets are subsequently measured at fair value.

The Management assessed that fair value of cash and short-term deposits, trade receivables, other current assets, trade payables, bank overdrafts and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

2.16.2 The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The fair-value of the financial-instruments factor the uncertainties arising out of COVID-19, where applicable.

#### 2.16.3 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025**

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at financial assets at fair value through profit or loss ("FVTPL"). Interest income is recognised in statement of profit and loss and is included in the "Other income" line item.

**2.16.4 Financial assets at fair value through profit or loss (FVTPL)**

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in statement of profit and loss. The net gain or loss recognised in statement of profit and loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

**Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right Offsetting Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously, to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

**2.16.5 Impairment of financial assets**

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, and other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e., all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected

credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the lifetime expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

In addition, the Company has also considered credit reports and other credit information for its customers to estimate the probability of default in future and has taken into account estimates of possible effect from the pandemic relating to COVID -19. The Company believes that the carrying amount of allowance for expected credit loss with respect to trade receivables, unbilled revenue and other financial assets is adequate.

**2.16.6 Derecognition of financial assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in statement of profit and loss if such gain or loss would have otherwise been recognised in statement of profit and loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g., when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in statement of profit and loss if such gain or loss would have otherwise been recognised in statement of profit and loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

## 2.16.7 Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency, denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in statement of profit and loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.

For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in statement of profit and loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

## 2.17 Financial liabilities and equity instruments

### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

### 2.17.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

### 2.17.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

### 2.17.1.2 Financial liabilities subsequently measured at amortised cost.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

### 2.17.1.3 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in statement of profit and loss.

## 2.18 Employee benefits

Employee benefits include provident fund, superannuation fund, employee state insurance scheme, gratuity fund, compensated absences, long service awards and post-employment medical benefits.

The Company's contribution to provident fund is considered as defined contribution plans and are charged as an expense as they fall due based on the amount of contribution required to be made and when services are rendered by the employees.

### Defined benefit plans

For defined benefit plans in the form of gratuity fund, the cost of providing benefits is determined using the Projected Unit Credit



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

method, with actuarial valuations being carried out at each Balance Sheet date. Actuarial gains and losses are recognized in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognized immediately to the extent that the benefits are already vested and otherwise is amortized on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognized in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognized past service cost.

### Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service. The cost of such compensated absences is accounted as under:

- a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- b) in case of non-accumulating compensated absences, when the absences occur.

### Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognized as a liability at the present value of the defined benefit obligation as at the Balance Sheet date.

### 2.19 Earnings per Share

Basic / Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post-tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year.

### 2.20 Insurance Claims

Insurance claims are accounted for on the basis of claims admitted / expected to be admitted and to the extent that the amount recoverable can be measured reliably and it is reasonable to expect ultimate collection.

### 2.21 Goods and Services tax input credit

Goods and Services tax input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is reasonable certainty in availing / utilising the credits.

### 2.21 Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in Note 1, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in

the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods. The Company has used the principles of prudence in applying judgments, estimates and assumptions including sensitivity analysis and based on the current estimates, the Company expects to fully recover the carrying amount of trade receivables including unbilled receivables, goodwill, intangible assets and investments. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these Standalone financial statements.

### Judgements

In the process of applying the Company's accounting policies, management has made the following judgements based on estimates and assumptions, which have the significant effect on the amounts recognised in the standalone financial statements.

### Determination of the timing of revenue recognition on the sale of completed and under development property.

The Company has evaluated and generally concluded that the recognition of revenue over the period of time criteria are not met owing to non-enforceable right to payment for performance completed to date and, therefore, recognises revenue at a point in time. The Company has further evaluated and concluded that based on the analysis of the rights and obligations under the terms of the contracts relating to the sale of property, the revenue is to be recognised at a point in time when control transfers which coincides with receipt of Occupation Certificate.

### Determination of performance obligation

With respect to the sale of property, the Company has evaluated and concluded that the goods and services transferred in each contract constitute a single performance obligation. In particular, the promised goods and services in contracts for the sale of property is to undertake development of property and obtaining the Occupation Certificate. Generally, the Company is responsible for all these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the Company accounts for them as a single performance obligation because they are not distinct in the context of the contract.

### Taxes

Deferred tax assets are recognised for temporary differences to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

### Actuarial Valuation

The determination of Company's liability towards defined benefit obligation to employees is made through independent actuarial valuation including determination of amounts to be recognised in the Statement of Profit and Loss and in other comprehensive income. Such valuation depends upon assumptions determined after considering inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market. Information about such valuation is provided in notes to the standalone financial statements.



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

## 3. Property, Plant and Equipment

All amounts are in Rupees Lakhs unless otherwise stated

Description of Assets	Land - Freehold	Buildings - (Own use)	Plant and Equipments	Office equipments	Furniture and fixtures	Vehicles	Computers	Total
<b>I. Gross Carrying Amount</b>								
Balance as at 1 <sup>st</sup> April, 2024	94.46	1,382.08	2,573.32	181.23	678.87	11.94	128.72	5,050.62
Additions*	–	–	13.07	–	12.56	–	–	25.63
Deletions	–	(1.25)	(10.06)	(1.64)	(9.57)	–	–	(22.52)
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>94.46</b>	<b>1,380.83</b>	<b>2,576.33</b>	<b>179.59</b>	<b>681.86</b>	<b>11.94</b>	<b>128.72</b>	<b>5,053.73</b>
<b>II. Accumulated depreciation</b>								
Balance as at 1 <sup>st</sup> April, 2024	–	764.59	2,288.19	170.32	612.93	7.61	86.13	3,929.78
Depreciation expense for the year	–	45.23	86.55	4.42	37.66	1.44	19.26	194.56
Eliminated on Deletion of assets	–	(1.25)	(10.06)	(1.64)	(9.57)	–	–	(22.52)
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>–</b>	<b>808.57</b>	<b>2,364.68</b>	<b>173.10</b>	<b>641.02</b>	<b>9.05</b>	<b>105.39</b>	<b>4,101.82</b>
<b>III. Net carrying amount (I-II)</b>								
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>94.46</b>	<b>572.26</b>	<b>211.65</b>	<b>6.49</b>	<b>40.84</b>	<b>2.89</b>	<b>23.33</b>	<b>951.91</b>
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>94.46</b>	<b>617.49</b>	<b>285.13</b>	<b>10.91</b>	<b>65.94</b>	<b>4.33</b>	<b>42.59</b>	<b>1,120.84</b>
<b>I. Gross Carrying Amount</b>								
Balance as at 1 <sup>st</sup> April, 2023	195.05	2,746.78	2,560.35	173.82	660.69	25.56	100.90	6,463.15
Additions*	–	–	12.97	7.41	18.18	–	27.82	66.38
Transfer (to)/from Investment property	(100.59)	(1,364.70)	–	–	–	–	–	(1,465.29)
Disposals	–	–	–	–	–	(13.62)	–	(13.62)
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>94.46</b>	<b>1,382.08</b>	<b>2,573.32</b>	<b>181.23</b>	<b>678.87</b>	<b>11.94</b>	<b>128.72</b>	<b>5,050.62</b>
<b>II. Accumulated depreciation</b>								
Balance as at 1 <sup>st</sup> April, 2023	–	1,029.11	2,165.90	160.68	576.43	19.79	66.45	4,018.36
Transfer (to)/from Investment property	–	(309.74)	–	–	–	–	–	(309.74)
Depreciation expense for the year	–	45.22	122.29	9.64	36.50	1.44	19.68	234.77
Eliminated on disposal of assets	–	–	–	–	–	(13.62)	–	(13.62)
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>–</b>	<b>764.59</b>	<b>2,288.19</b>	<b>170.32</b>	<b>612.93</b>	<b>7.61</b>	<b>86.13</b>	<b>3,929.78</b>
<b>III. Net carrying amount (I-II)</b>								
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>94.46</b>	<b>617.49</b>	<b>285.13</b>	<b>10.91</b>	<b>65.94</b>	<b>4.33</b>	<b>42.59</b>	<b>1,120.84</b>
<b>Balance as at 31<sup>st</sup> March, 2023</b>	<b>195.05</b>	<b>1,717.67</b>	<b>394.45</b>	<b>13.14</b>	<b>84.26</b>	<b>5.77</b>	<b>34.45</b>	<b>2,444.79</b>

No proceedings have been initiated during the year or are pending against the Company as at 31<sup>st</sup> March 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

## 3.1 Movement of Capital Work in Progress

All amounts are in Rupees Lakhs unless otherwise stated		
Particulars	As at 31 <sup>st</sup> Mar, 2025	As at 31 <sup>st</sup> Mar, 2024
Opening Balance	30.01	48.00
Effect of business combination (Refer Note 38)	–	–
Capitalised during the year	–	(17.99)
Additions	–	–
Closing Balance	30.01	30.01

Description of Assets	As at 31 <sup>st</sup> Mar, 2025	As at 31 <sup>st</sup> Mar, 2024
Capital Work-in-Progress	30.01	30.01
Less than 1 year	–	30.01
1-2 years	30.01	–
2-3 years	–	–
More than 3 years	–	–
<b>Total</b>	<b>30.01</b>	<b>30.01</b>

\* Includes transfer from capital work in progress

## 3.2 Investment Property

All amounts are in Rupees Lakhs unless otherwise stated		
Carrying Amounts of:	As at 31 <sup>st</sup> Mar, 2025	As at 31 <sup>st</sup> Mar, 2024
Completed Investment Properties (Net Value)	1,110.71	1,133.13

All amounts are in Rupees Lakhs unless otherwise stated			
Description of Assets	Land	Buildings	Total
<b>I. Gross Carrying Amount</b>			
Balance as at 1 <sup>st</sup> April 2024	100.59	1,364.70	1,465.29
Addition/Transfer in	–	–	–
Disposals	–	–	–
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>100.59</b>	<b>1,364.70</b>	<b>1,465.29</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025**

All amounts are in Rupees Lakhs unless otherwise stated			
Description of Assets	Land	Buildings	Total
<b>II. Accumulated depreciation and impairment</b>			
Balance as at 1 <sup>st</sup> April 2024	—	332.16	332.16
Transfer from Fixed Assets	—	—	—
Addition	—	22.42	22.42
Disposals	—	—	—
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>—</b>	<b>354.58</b>	<b>354.58</b>
<b>III. Net carrying amount as at 31<sup>st</sup> March, 2025 (I-II)</b>	<b>100.59</b>	<b>1,010.12</b>	<b>1,110.71</b>

All amounts are in Rupees Lakhs unless otherwise stated			
Description of Assets	Land	Buildings	Total
<b>I. Gross Carrying Amount</b>			
Balance as at 1 <sup>st</sup> April 2023	—	—	—
Addition/Transfer in	100.59	1,364.70	1,465.29
Disposals	—	—	—
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>100.59</b>	<b>1,364.70</b>	<b>1,465.29</b>
<b>II. Accumulated depreciation and impairment</b>			
Balance as at 1 <sup>st</sup> April 2023	—	—	—
Transfer from Fixed Assets	—	309.74	309.74
Addition	—	22.42	22.42
Disposals	—	—	—
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>—</b>	<b>332.16</b>	<b>332.16</b>
<b>III. Net carrying amount as at 31<sup>st</sup> March, 2024 (I-II)</b>	<b>100.59</b>	<b>1,032.54</b>	<b>1,133.13</b>

**Fair value disclosure on Company's investment properties**

- The Company's investment properties consist of land and building with current rentable area of 59,784 sq. ft. Management determined that the investment properties consist of two classes of assets – Land and Building – based on the nature, characteristics and risks of each property.
- As at March 31, 2025, the fair values of the properties are Rs. 1,917.00 Lakhs and Rs. 1,345.14 Lakhs respectively (Level 3). These valuations are based on valuations performed by V Dinakaran & Associates who is registered with an authority which governs the valuers in India and has appropriate qualification and experience in the valuation of properties.
- The Company has mortgaged the above property to Axis Bank for the overdraft facility availed. There are no contractual obligations to either purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

**Description of valuation techniques used and key inputs to valuation on investment properties:**

As at 31<sup>st</sup> March 2025, the fair values of the Mahindra world City Club, Chennai have been arrived at on the basis of a valuation carried out as on the respective dates by V. Dinakaran & Associates, independent valuer not related to the Group. V. Dinakaran & Associates are registered with the authority which governs the valuers in India and they have appropriate qualifications and experience in the valuation of properties in the relevant locations. The Fair value was determined using the market comparable approach based on recent market prices without any significant adjustments being made to the market observable data.

The depreciation methods used and the useful lives or the depreciation rates used are as per the Accounting policy. Refer notes 1 and 2 of the financial statements.

Information regarding income and expenditure of Investment Property:

All amounts are in Rupees Lakhs unless otherwise stated		
Particulars	As at 31 <sup>st</sup> Mar, 2025	As at 31 <sup>st</sup> Mar, 2024
Rental Income derived from investment properties (included in 'Revenue from Operations')	24.47	24.47
Direct operating expenses that generate rental income (included in 'Other Expenses')	5.26	3.25

**3.3 Intangible Assets**

All amounts are in Rupees Lakhs unless otherwise stated		
Carrying Amounts of:	As at 31 <sup>st</sup> Mar, 2025	As at 31 <sup>st</sup> Mar, 2024
Other Intangible Assets	—	—

All amounts are in Rupees Lakhs unless otherwise stated		
Description of Assets	Computer Software	Total
<b>I. Gross Carrying Amount</b>		
Balance as at 1 <sup>st</sup> April, 2024	59.16	59.16
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>59.16</b>	<b>59.16</b>
<b>II. Accumulated depreciation and impairment</b>		
Balance as at 1 <sup>st</sup> April, 2024	59.16	59.16
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>59.16</b>	<b>59.16</b>
<b>III. Net carrying amount as at 31<sup>st</sup> March, 2025 (I-II)</b>	<b>—</b>	<b>—</b>

All amounts are in Rupees Lakhs unless otherwise stated		
Description of Assets	Computer Software	Total
<b>Intangible Assets</b>		
<b>I. Gross Carrying Amount</b>		
Balance as at 1 <sup>st</sup> April 2023	59.16	59.16
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>59.16</b>	<b>59.16</b>
<b>II. Accumulated depreciation and impairment</b>		
Balance as at 1 <sup>st</sup> April 2023	59.16	59.16
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>59.16</b>	<b>59.16</b>
<b>III. Net carrying amount as at 31<sup>st</sup> March, 2024 (I-II)</b>	<b>—</b>	<b>—</b>

**Note:** The depreciation methods used and the useful lives or the depreciation rates used are as per the Accounting policy. Refer notes 1 and 2 of the financial statements

**4. Tax Expense/(Credit)****(a) Tax Expense/(Credit) recognised in profit or loss**

All amounts are in Rupees Lakhs unless otherwise stated		
Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Current Tax:</b>		
In respect of current year.....	6,303.30	1,106.60
<b>Deferred Tax</b>	<b>(405.72)</b>	<b>525.94</b>
<b>Total income tax (credit)/expense on income from operations.....</b>	<b>5,897.58</b>	<b>1,632.54</b>

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

## (b) Tax Expense/(Credit) recognised in Other Comprehensive income

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Current Tax:</b>		
In respect of current year.....	2.74	1.30
<b>Total income tax (credit)/expense on income from operations.....</b>	<b>2.74</b>	<b>1.30</b>

## (c) Reconciliation of estimated income tax expense at tax rate to income tax expense reported in Statement Profit and Loss is as follows:

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Profit/(Loss) Loss before tax</b>	<b>20,114.63</b>	<b>5,035.30</b>
Income tax expense calculated at statutory rate*** .....	5,860.12	1,467.58
Permanent difference- unwinding of RPS & Others.....	37.46	164.96
	<b>5,897.58</b>	<b>1,632.54</b>
<b>Income tax (credit)/expense recognised in statement of profit and loss .....</b>	<b>5,897.58</b>	<b>1,632.54</b>

\*\*\* The Tax Rate used for 31<sup>st</sup> March 2025 and 31<sup>st</sup> March 2024 reconciliations above are the corporate tax rate of 29.12% payable by Corporate Entities in India on taxable profits under Indian Income Tax Act laws.

## (d) Movement in deferred tax balances

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Opening Balance	For the Year ended 31 <sup>st</sup> March, 2025 Recognised in Profit or Loss	Recognised in OCI	Closing Balance
<u>Tax effect of items constituting deferred tax Liabilities</u>				
Property, Plant and Equipment.....	209.22	(15.70)	–	193.52
FVTPL Financials Asset & Liabilities.....	11.45	–	–	11.45
FV of Assets Transferred on Business Combination.....	807.04	(201.05)	–	605.99
<b>Total Deferred Tax Liabilities .....</b>	<b>1,027.71</b>	<b>(216.75)</b>	<b>–</b>	<b>810.96</b>
<u>Tax effect of items constituting deferred tax assets</u>				
Section 43B disallowances	38.83	3.31	–	42.14
Provision for doubtful debts & DLP .....	150.81	(47.15)	–	103.66
Unrealised pft on sale of MF .....	3.82	8.45	–	12.27
RPS redemption Premium .....	246.61	224.36	–	470.97
MAT Credit entitlement.....	1,361.42	(1,361.42)	–	–
<b>Total Deferred Tax Asset .....</b>	<b>1,801.49</b>	<b>(1,172.45)</b>	<b>–</b>	<b>629.03</b>
<b>Net Deferred Tax Asset.....</b>	<b>773.78</b>	<b>(955.70)</b>	<b>–</b>	<b>(181.93)</b>

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Opening Balance	For the Year ended 31 <sup>st</sup> March, 2024 Recognised in Profit or Loss	Recognised in in OCI	Closing Balance
<u>Tax effect of items constituting deferred tax Liabilities</u>				
Property, Plant and Equipment.....	230.88	(21.66)	–	209.22
FVTPL Financials Asset & Liabilities.....	11.45	–	–	11.45
FV of Assets Transferred on Business Combination.....	1,179.16	(372.12)	–	807.04
<b>Total Deferred Tax Liabilities .....</b>	<b>1,421.49</b>	<b>(393.78)</b>	<b>–</b>	<b>1,027.71</b>

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

All amounts are in Rupees Lakhs unless otherwise stated

For the Year ended 31<sup>st</sup> March, 2024

Particulars	Opening Balance	Recognised in Profit or Loss	Recognised in OCI	Closing Balance
<u>Tax effect of items constituting deferred tax assets</u>				
Section 43B disallowances .....	38.27	0.56	—	38.83
Business loss .....	1,007.00	(1,007.00)	—	—
Unabsorbed depreciation loss .....	192.00	(192.00)	—	—
Provision for doubtful debts & DLP .....	122.52	28.29	—	150.81
Unrealised pft on sale of MF .....	—	3.82	—	3.82
RPS redemption Premium .....	—	246.61	—	246.61
MAT Credit entitlement .....	1,587.74	(226.32)	—	1,361.42
<b>Total Deferred Tax Asset</b> .....	<b>2,947.53</b>	<b>(1,146.04)</b>	<b>—</b>	<b>1,801.49</b>
<b>Net Deferred Tax Liabilities</b> .....	<b>1,526.04</b>	<b>(752.26)</b>	<b>—</b>	<b>773.78</b>

## 5. Investments

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non Current	Current	Non Current
<b>A. Cost</b>				
<b>Unquoted Investments (all fully paid)</b>				
Investments in Equity Instruments				
— of Joint Venture				
Mahindra Industrial Park chennai Limited 10,20,00,000 Shares @ INR 10 Per Share .....	—	22,800.00	—	10,200.00
<b>Investments Carried At Cost (A)</b> .....	<b>—</b>	<b>22,800.00</b>	<b>—</b>	<b>10,200.00</b>
<b>B. Designated as at Fair Value Through Profit and Loss (FVTPL)</b>				
<b>Quoted Investments (all fully paid)</b>				
Investments in Liquid Mutual Funds .....	8,823.56	—	3,063.12	—
<b>Investments Carried At FVTPL (B)</b> .....	<b>8,823.56</b>	<b>—</b>	<b>3,063.12</b>	<b>—</b>
<b>Total Invesments ( C)= (A)+(B)</b> .....	<b>8,823.56</b>	<b>22,800.00</b>	<b>3,063.12</b>	<b>10,200.00</b>
<b>Other disclosures</b>				
Aggregate carrying value of quoted investments .....				
Market value of quoted investments .....	8,823.56	—	3,063.12	—
Aggregate carrying value of unquoted investments .....	—	22,800.00	—	10,200.00

\* During the year ended 31<sup>st</sup> March 2025, the Company has invested 12,60,00,000 equity shares of Mahindra Industrial Park Chennai Limited at its face value of Rs 10 each. (31<sup>st</sup> March 2024 : Nil).

## 6. Other Financial Assets

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-current	Current	Non-current
<b>Advances, Considered doubtful</b>				
Advances for purchase of land - unsecured .....	34.05	—	34.05	—
Less: Provision for advances considered doubtful .....	(34.05)	—	(34.05)	—
<b>Unsecured, considered good unless stated otherwise</b>				
Fixed deposits under lien .....	—	6.08	—	5.73
<b>Total</b> .....	<b>—</b>	<b>6.08</b>	<b>—</b>	<b>5.73</b>

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

## 7. Other Assets

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at		As at	
	31 <sup>st</sup> March, 2025		31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
<b>(a) Advances other than capital advances</b>				
(i) Advances to employees .....	1.11	—	3.06	—
(ii) Advances to suppliers Unsecured considered good .....	904.07	—	741.18	—
(iii) Balances with government authorities (other than income taxes)*** .....	—	650.98	—	166.08
<b>(b) Advance income tax .....</b>	—	—	—	1,041.92
<b>(c) Security Deposit .....</b>				
- Unsecured, considered good .....	3.50	165.11	595.23	120.62
<b>(d) Prepaid Expenses .....</b>	151.84	19.64	386.08	—
<b>Total .....</b>	<b>1,060.52</b>	<b>835.73</b>	<b>1,725.55</b>	<b>1,328.62</b>

\*\*\* Balance with Government authorities as at 31<sup>st</sup> March 2025 includes payment of Rs 37.98 lakhs (PY: Rs 37.98 lakhs) made under protest against service tax demands and Rs 57.65 lakhs under GST demands (PY: Rs 43.96 lakhs)

## 8. Inventories

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at	As at
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Construction Materials* .....	630.24	604.29
Construction Work-in-progress# .....	28,844.79	51,032.07
Finished goods .....	13,722.91	6,076.27
<b>Total Inventories (at lower of cost and net realisable value) .....</b>	<b>43,197.94</b>	<b>57,712.63</b>

\* Construction Work-in-Progress represents materials at site and unbilled costs on the projects. Based on projections and estimates by the Company of the expected revenues and costs to completion, provision for losses to completion and/ or write off of costs carried to inventory are made on projects where the expected revenues are lower than the estimated costs to completion. In the opinion of the management, the net realisable value of the construction work in progress will not be lower than the costs so included therein.

\* Construction Materials primarily comprises of Steel, Cement, Chrome plated & Sanitary Fixtures and UPVC windows which are used for construction activities.

The cost of inventories recognised as an expense during the year in respect of continuing operations is Rs. 38,018.02 lakhs (PY: Rs. 5,134.01 lakhs)

The Company has availed cash credit facilities, Term Loan and borrowings which are secured by hypothecation of inventories.

## 9. Trade Receivables

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at		As at	
	31 <sup>st</sup> March, 2025		31 <sup>st</sup> March, 2024	
	Current	Non Current	Current	Non Current
<b>Trade Receivables:</b>				
- Unsecured considered Good .....	4,546.37	—	5,532.18	—
- Receivables with significant credit risk .....	117.27	—	175.01	—
	4,663.64	—	5,707.19	—
Less: Allowance for expected credit losses .....	(117.27)	—	(175.01)	—
<b>Total .....</b>	<b>4,546.37</b>	<b>—</b>	<b>5,532.18</b>	<b>—</b>

Refer Note 32 for disclosures related to credit risk, impairment of trade receivables under expected credit loss model and related financial instrument disclosures.

The average credit period in the range of 7-31 days on lease of residential property as per the agreement with customers.

## 9 a Ageing for trade receivables from the due date of payment for each of the category is as follows:

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at	As at
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
<b><u>Undisputed Trade Receivable - Considered good - unsecured</u></b>		
Not Due .....	—	—
0 months - 6 months .....	4,222.31	5,192.38
6 months -1 year .....	163.99	156.37
1-2 Years .....	61.34	157.67
2-3 years .....	95.34	25.76
More than 3 years .....	3.37	—
<b>Trade Receivable - Credit impaired</b>		
Not Due .....	—	—
0 months - 6 months .....	—	—
6 months -1 year .....	48.75	—
1-2 Years .....	31.24	—
2-3 years .....	23.78	—
More than 3 years .....	13.52	175.01
<b>Total .....</b>	<b>4,663.64</b>	<b>5,707.19</b>

## 9(b) Movement in the allowance for credit loss

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at	As at
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Balance at beginning of the year .....	175.01	188.06
On account of Business Combination .....	—	—
Additions/(reversals) during the year (Net) .....	(57.74)	(13.05)
<b>Balance at end of the year .....</b>	<b>117.27</b>	<b>175.01</b>

## 10. Cash and Bank Balances

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at	As at
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
<b>Cash and cash equivalents</b>		
Balances with banks		
In Current Accounts .....	202.07	121.53
Cash in hand .....	—	—
Deposits with original maturity of less than three months .....	501.14	903.62
<b>Total Cash and cash equivalent (considered in Statement of Cash Flows) .....</b>	<b>703.21</b>	<b>1,025.15</b>



**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Bank Balances other than Cash and cash equivalents</b>		
– Current Accounts - earmarked *.....	489.31	211.93
– Earmarked Deposit account with scheduled banks # .....	1,002.94	970.79
– Deposits with original maturity of More than three months .....	–	–
<b>Total Other Bank balances .....</b>	<b>1,492.25</b>	<b>1,182.72</b>

\* Required to be set aside and kept in separate bank account under Tamil Nadu Real Estate (Regulation and Development) Act, 2016.

# Earmarked balances with banks refers to Fixed Deposits with bank created out of Corpus and Advance maintenance Charges collected from customers.

**Reconciliation of Cash and Cash Equivalents**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Total Cash and Cash Equivalents as per Balance Sheet .....	703.21	1,025.15
Overdraft with Banks (Note 15) .....	(2,611.45)	(6,174.08)
<b>Total Cash and Cash Equivalents as per Statement of Cashflow .....</b>	<b>(1,908.24)</b>	<b>(5,148.93)</b>

**11. Equity Share Capital**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	No. of shares	As at 31 <sup>st</sup> March, 2025 Amount	No. of shares	As at 31 <sup>st</sup> March, 2024 Amount
<b>Authorized shares</b>				
2,50,00,000 Ordinary Equity Shares of Rs.10 each with Voting rights .....	2,50,00,000	2,500.00	2,50,00,000	2,500.00
13,05,00,000 Cumulative Redeemable preference shares of Rs. 10 each .....	13,05,00,000	13,050.00	13,05,00,000	13,050.00
<b>Issued, Subscribed and Fully Paid up:</b>				
2,00,00,000 Ordinary Equity Shares of Rs.10 each with Voting rights .....	2,00,00,000	2,000.00	2,00,00,000	2,000.00
<b>Total .....</b>	<b>2,00,00,000</b>	<b>2,000.00</b>	<b>2,00,00,000</b>	<b>2,000.00</b>

**(i) Reconciliation of the shares outstanding at the beginning and at the end of the reporting period**

Particulars	Opening Balance	Changes during the year	Closing Balance
<b>Equity Shares with Voting rights*</b>			
<b>As at 31<sup>st</sup> March, 2025</b>			
No. of Shares .....	2,00,00,000	–	2,00,00,000
Amount in Lakhs .....	2,000.00	–	2,000.00
<b>As at 31<sup>st</sup> March, 2024</b>			
No. of Shares .....	2,00,00,000	–	2,00,00,000
Amount in Lakhs .....	2,000.00	–	2,000.00

\* **Terms/ rights attached to equity shares:** The Company has only one class of Equity Shares having a par value of Rs. 10/- per share. Each holder of Equity Shares is entitled to one vote per share. Dividends are paid in Indian Rupees. The dividends proposed by the Board of Directors are subject to the approval of the shareholders at the Annual General Meeting. Repayment of capital will be in proportion to the number of equity shares held.

\* **Terms/ rights attached to Preference shares:** 0.01% Non-convertible Redeemable Preference Shares of Rs 10/- each are classified as compound financial instrument and liability component of these shares has been disclosed under non-current borrowing (Refer note 13)

**(ii) Details of shareholders holding more than 5% shares in the company**

Name of the shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No.	% holding in the class	No.	% holding in the class
<b>Equity shares with voting rights:-</b>				
Mahindra Lifespace Developers Limited, Holding Company .....	1,77,99,999	89.00%	1,77,99,999	89.00%
Tamilnadu Industrial Development Corporation Limited .....	22,00,000	11.00%	22,00,000	11.00%

**(iii) Details of shares held by the Promoters, holding company, the ultimate holding company, their subsidiaries and associates:**

Particulars	No. of Shares Equity Shares with Voting rights
<b>As at 31<sup>st</sup> March, 2025</b>	
Mahindra Lifespace Developers Limited, the Holding Company .....	1,77,99,999
<b>As at 31<sup>st</sup> March, 2024</b>	
Mahindra Lifespace Developers Limited, the Holding Company .....	1,77,99,999

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

- (iv) Aggregate number of shares issued as bonus and shares issued for consideration other than cash during the period of five years immediately preceding the reporting date are as follows: (refer note 38)

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No.	Amount	No.	Amount
0.01% Non-convertible redeemable Preference Shares issued on settlement of consideration payable.....	12,02,50,000	12,025.00	12,02,50,000	12,025.00

## 12 (a) Other Equity

Particulars	All amounts are in Rupees Lakhs unless otherwise stated	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
General Reserve .....	795.00	795.00
Capital Redemption Reserve .....	6,500.00	6,500.00
Retained earnings .....	21,871.45	7,660.20
Capital Reserve arising on Business Combination .....	110.54	110.54
<b>Total Other Equity .....</b>	<b>29,276.99</b>	<b>15,065.74</b>

## 12 (b) Other Equity

Particulars	All amounts are in Rupees Lakhs unless otherwise stated				
	General Reserve	Capital Redemption Reserve	Retained earnings	Debenture Redemption Reserve	Capital Reserve arising on Merger
Balance as at 1 <sup>st</sup> April, 2024 .....	795.00	6,500.00	7,660.20	–	110.54
Profit for the year .....	–	–	14,217.05	–	–
Transfer In/(Out) .....	–	–	–	–	–
Other Comprehensive Income for the year (net of tax) .....	–	–	(5.80)	–	–
<b>Balance as at March 31, 2025.....</b>	<b>795.00</b>	<b>6,500.00</b>	<b>21,871.45</b>	<b>–</b>	<b>110.54</b>

**Retained Earnings:** This reserve represents cumulative profits of the Company. This reserve can be utilised in accordance with the provisions of Companies Act, 2013.

**Debenture Redemption Reserve (DRR):** The company has repaid the debentures in the current year, consequently DRR has been transferred to General reserve, in previous year, a debenture redemption reserve is created against issue of debentures to protect investors against the possibility of default by the company. The Company evaluated the DRR required as on March 31, 2023 based on the notification GSR 127(E), dated 19 August 2019 and has created a DRR of Rs. 450 Lakhs.

**General Reserve:** Reserve created on account of merger of Associates is not available for distribution of dividend and expected to remain invested permanently.

**Capital Redemption Reserve:** The Capital Redemption Reserve is created against Buy Back of shares.

**Capital Reserve arising on Merger:** Reserve created on account of merger of Associates is not available for distribution of dividend and expected to remain invested permanently.

## 13 Non-Current Borrowings

Particulars	Coupon Rate	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Measured at amortised cost			
Secured Borrowings:			
a. Term Loan from financial institution (refer to sub note(i) below).....	9.85%	—	20,485.07
b. Non Convertible Redeemable Preference Shares (refer to sub note(ii) below).....	0.01%	11,450.30	11,260.67
Total .....		11,450.30	31,745.74

## i) Term Loan (Secured)

The company availed Term Loan from HDFC Ltd ; Sanctioned amount Rs 27,000.00 Lakhs. Present interest rate for the Loan amount is 10.60%.

The Loan has a moratorium period of 50 months and from 51st Month onwards the Company has to pay Rs 1,687.5 lakhs per quarter till 96th Month. The Term loans is secured by equitable Mortgage by deposit of title deeds of 59.098 acres of land at Mahindra World City (NH 45), Chengalpattu and 235.58 acres of land at Peruvoyal Village, NH16 near Ponneri/Gummidipundi and 12.22 acres of land at Mahindra World City (NH 45), Chengalpattu.

The company has repaid Rs 5,900 lakhs of term loan on 2nd April 2025, accordingly loan has been classified as current borrowings.

## ii) Non Convertible Redeemable Preference Shares (Non Listed)

The Company has issued 0.01% of Non Convertible Redeemable Preference shares with Series 1 (2,00,00,000), Series 2 (2,00,00,000), Series 3 (2,00,00,000), Series 4 (2,00,00,000), Series 5 (2,00,00,000), Series 6 (2,02,50,000) having the face value of Rs 10 with a tenure of 20 years for each series

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

which is not extendable but can be redeemed at an early date with the consent of all the Preference share holders. Redemption Premium is payable at the time of Redemption @ 6% p.a. on compounded basis for the period from the date of allotment till the date of redemption. The Face value of Preference shares issued is Rs 120,25.00 Lakhs.

## 14. Other Financial Liabilities

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Non-Current</b>		
Security deposits received from lessees .....	1.45	1.54
<b>Other financial liabilities- Non Current</b> .....	1.45	1.54
<b>Current</b>		
Premium payable on redemption of RPS .....	1,617.33	846.88
Interest accrued .....		
Interest Accrued and due on borrowings** .....	16.42	5.96
Other liabilities .....		
Deposits from customers* .....	1,239.13	764.85
<b>Other financial liabilities- Current ...</b>	<b>2,872.88</b>	<b>1,617.69</b>

\* refers to amount collected from customers towards "Advance maintenance and Corpus fund" net off amount receivable. Out of the funds collected, the Company has invested in earmarked deposit accounts with banks (Refer Note 10)

\*\* Refer Note 13(i) {PY- Note 13(i) of the Financial Statements}

## 15. Current Borrowings (Amortised Cost)

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Coupon Rate	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>A. Secured Borrowings at amortised cost</b>			
Cash Credit from Banks	8.15% to 10.00%	2,585.70	4,420.79
Term Loan from financial institution (refer to sub note 13(i))	9.85%	5,900.00	—
<b>Total Secured Borrowings</b> .....		<b>8,485.70</b>	<b>4,420.79</b>
<b>B. Unsecured Borrowings</b> .....			
HDFC Bank Limited - Overdraft of INR 20.39 Crores- Repayable on Demand .....	9.90%	25.75	1,753.29
<b>Total Unsecured Borrowings</b> .....		<b>25.75</b>	<b>1,753.29</b>
<b>Total</b> .....		<b>8,511.45</b>	<b>6,174.08</b>

## Secured Borrowings:

Cash Credit from Banks Consists of:

- HDFC Bank Ltd is Rs. 3,059 Lakhs and rate of interest is Bank Base Rate + 0.25% p.a. payable on a monthly basis. This facility is

secured by hypothecation of book debts and Work in progress and first ranking pari passu charge on specific lands of the company.

- AXIS Bank Ltd is Rs. 2,500 Lakhs is secured by First pari passu charge consists of Land and building of MWC Club.

## Unsecured Borrowings:

- The Cash Credit sanctioned by HDFC Bank Ltd is Rs. 2,039 Lakhs and rate of interest is Bank Base Rate + 0.25% p.a. payable on a monthly basis. This facility is unsecured.

## 16. Trade Payables

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Trade Payables</b> .....		
total outstanding dues of micro enterprises and small enterprises (Refer Note 39) .....	110.50	100.16
total outstanding dues of creditors other than micro enterprises and small enterprises .....	10,470.11	5,565.58
<b>Total</b> .....	<b>10,580.61</b>	<b>5,665.74</b>

Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

The average credit period in the range of 7-31 days as per the agreement with Contractors/Suppliers.

## 16 a Ageing for trade payable from the due date of payment for each of the category is as follows:

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Undisputed dues of micro enterprises and small enterprises</b>		
Not Due .....	—	—
0 months - 1 year .....	108.65	82.74
1-2 Years .....	1.85	17.24
2-3 years .....	—	0.15
More than 3 years .....	—	0.03
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>		
Not Due .....	6,539.76	2,248.42
0 months - 1 year .....	3,839.05	2,520.11
1-2 Years .....	34.80	624.22
2-3 years .....	21.14	10.38
More than 3 years .....	35.36	162.45
<b>Total</b> .....	<b>10,580.61</b>	<b>5,665.74</b>

## 17.1 Other Liabilities-Non Current

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) Deferred Revenue .....	1,170.05	992.32
(b) Unearned Income .....	369.27	380.38
<b>Total</b> .....	<b>1,539.32</b>	<b>1,372.70</b>

## 17.2 Other Liabilities- Current

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) Advances received from customers ....	10,962.51	16,093.03
(b) Employee related dues .....	138.63	120.74

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(c) Statutory dues		
taxes payable.....	2,386.90	98.27
Unearned Income .....	4.38	4.52
<b>Total .....</b>	<b>13,492.42</b>	<b>16,316.56</b>

**18. Provisions**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Non Current Provisions</b>		
Gratuity.....	38.47	38.47
Leave Encashment.....	49.26	49.59
Provision for Disputed dues (Excise and Service Tax Dues).....	4,431.50	4,431.50
<b>Total Non Current Provisions</b>	<b>4,519.23</b>	<b>4,519.56</b>
<b>Current Provisions</b>		
Income Tax.....	556.54	–
Gratuity.....	37.62	25.65
Leave Encashment.....	19.36	19.63
Defect Liability Provision .....	518.19	308.83
<b>Total Current Provisions</b>	<b>1,131.71</b>	<b>354.11</b>

**Details of movement in Other Provisions is as follows:**

Particulars	Defect Liability Provision	Provision for Disputed dues
<b>Balance at April 1, 2024.....</b>	308.83	4,431.50
Additional provisions recognised .....	235.89	–
Amounts used during the year.....	(26.53)	–
Unused amounts reversed during the period ...	–	–
<b>Balance at March 31, 2025.....</b>	<b>518.19</b>	<b>4,431.50</b>
<b>Balance at April 1, 2023.....</b>	198.60	4,548.02
Additional provisions recognised .....	110.23	–
Amounts used during the year.....	–	–
Unused amounts reversed during the period ...	–	(116.52)
<b>Balance at March 31, 2024.....</b>	<b>308.83</b>	<b>4,431.50</b>

**Defect Liability Provision:**

Provision for defect liability represents present value of management's best estimate of the future outflow of economic resources that will be required in respect of residential units given under perpetual lease, the estimated cost of which is accrued during the period of construction, upon lease of units and recognition of related revenue. Management estimates the related provision for future defect liability claims based on historical cost of rectifications and is adjusted regularly to reflect new information. The residential units are generally covered under a defect liability period limited to 5 year from the date of handover of residential units. It is expected that most of these costs will be incurred within two years after the reporting date.

**19. Revenue from Operations**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Income from Projects (Refer note no: 33) .....	28,142.43	10,332.98
Income From Project Management .....	–	288.74

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Land Lease Premium.....	14,873.56	4,561.05
Sale of land .....	17,134.78	–
Rental income .....	115.41	118.50
Operation and maintenance income .....	2,516.82	2,392.71
Club membership fees .....	124.26	74.77
Club Operating Income .....	153.14	79.59
Sales Commission Income .....	70.10	407.03
Other Operational Income Transfer Fees.....	2,518.27	–
<b>Total .....</b>	<b>65,648.77</b>	<b>18,255.37</b>

**20. Other Income**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
<b>Interest Income on Financial assets that are not designated as Fair Value through Profit and Loss</b>	<b>121.18</b>	<b>201.26</b>
Bank Deposits.....	42.96	176.23
Others* .....	78.22	25.03
Net Gain arising on current investments measured at Fair Value through Profit and Loss .....	282.40	13.12
Provisions written back .....	53.06	–
Scrap Income .....	8.19	2.10
Other Income* .....	216.54	262.36
<b>Total .....</b>	<b>681.37</b>	<b>478.84</b>

# Other includes interest charged from late payment from customers

\* Other Income includes one time income, interest on income tax refund and reversal of provision for disputed dues.

**21. Cost of Sales**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
<b>Inventories at the beginning of the year:</b>	<b>57,712.63</b>	<b>51,146.99</b>
Stock-in-trade .....	604.29	796.12
Construction Work-in-progress.....	51,032.07	50,203.09
Finished goods .....	6,076.27	147.78
<b>Add: Expenses Incurred during the year .....</b>	<b>23,503.33</b>	<b>11,699.65</b>
Land and Construction Costs .....	22,783.32	10,949.22
Employee Cost Inventorised .....	485.49	451.05
Borrowing Costs Inventorised .....	234.52	299.38
<b>Inventories at the end of the year:</b>	<b>43,197.94</b>	<b>57,712.63</b>
Stock-in-trade .....	630.24	604.29
Construction Work-in-progress.....	28,844.79	51,032.07
Finished goods .....	13,722.91	6,076.27
<b>Total .....</b>	<b>38,018.02</b>	<b>5,134.01</b>

**22. Operation & Maintenance Expenses**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Repairs & Maintenance.....	471.21	361.49
Security.....	288.85	254.85
Electrical & Mechanical Maintenance .....	204.18	332.37

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
House keeping .....	206.87	218.39
Power & Fuel .....	202.25	190.40
Landscaping maintenance .....	146.41	133.83
Rates & Taxes .....	93.71	118.52
Other Expenses .....	175.88	156.96
<b>Total Operation &amp; Maintenance Expenses .....</b>	<b>1,789.36</b>	<b>1,766.81</b>

## 23. Employee Benefits Expense

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Salaries and wages including bonus .....	1,038.65	955.38
Contributions to provident and other funds .....	60.92	66.72
Staff welfare expenses .....	36.30	34.95
Less: Allocated to projects .....	(485.49)	(451.05)
<b>Total Employee Benefits Expense .....</b>	<b>650.38</b>	<b>606.00</b>

## 24. Finance Costs

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
(a) Interest expense on:		
(i) Term loan .....	1,719.29	2,319.46
(ii) Debentures .....	–	174.51
(iii) Overdraft .....	548.06	515.84
(iv) Other Interest .....	56.48	9.67
(v) Premium on redemption of Redemable Preference Shares (Refer Note 13(iii)) .....	960.09	905.95
Less: Allocated to projects* .....	(234.52)	(299.38)
<b>Total Finance Costs .....</b>	<b>3,049.40</b>	<b>3,626.05</b>

\* Borrowing cost inventorised refers to interest on Borrowings in Note 13 & 15 considered at the average rate of 9.9%

## 25. Other expenses

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Power and fuel .....	27.35	26.33
Rent including lease rentals .....	49.72	49.57
Repairs and maintenance .....	95.55	41.56
Insurance .....	1.73	2.26
Rates and taxes .....	92.64	88.05
Communication .....	19.51	16.17
Travelling and conveyance .....	49.55	50.30
Printing and stationery .....	9.26	17.17
Business promotion .....	694.89	461.36
Legal and professional .....	370.80	416.27
Payments to auditors* (Refer below for details of Audit fees) .....	24.81	23.13
Directors sitting fees .....	1.90	1.60
Commission .....	764.89	398.13
Donations .....	–	12.00
Provision for doubtful debts .....	61.67	–
Advances written off .....	–	489.41
Corporate Social Responsibility (CSR) activities (refer Note No 28) .....	9.27	–
Club expenses .....	167.05	81.90
Other General Expenses .....	50.78	133.64
<b>Total Other expenses .....</b>	<b>2,491.37</b>	<b>2,308.85</b>

All amounts are in Rupees Lakhs unless otherwise stated

* Payment to auditors (excluding taxes)	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
Statutory Audit and Limited Reviews .....	19.44	18.50
Tax Audit .....	2.57	2.50
Certification and Other Services .....	2.80	2.00
Out of Pocket Expenses .....	–	0.13
	<b>24.81</b>	<b>23.13</b>

## 26. Segment information

## Business segments

The Company operates in only one business segment, i.e. 'Projects, Project Management and Development' based on the nature of the services and products, the risks and returns etc. This has been determined in the manner consistent with the internal reporting provided to the Chairperson regarded as the Chief Operating Decision Maker ("CODM"). The Company operates only in India. The conditions prevailing in India being uniform, no separate geographical disclosure within India is considered necessary.

## 27. Earnings per Share

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Basic/Diluted Earnings per share .....	71.09	17.01
<b>Total basic/diluted earnings per share .....</b>	<b>71.09</b>	<b>17.01</b>

## Basic and Diluted earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Profit/(Loss) for the year attributable to owners of the Company .....	14,217.05	3,402.76
Less: Preference dividend and tax thereon .....	–	–
<b>Profit/(Loss) for the year used in the calculation of basic earnings per share .....</b>	<b>14,217.05</b>	<b>3,402.76</b>
Profit for the year on discontinued operations used in the calculation of basic earnings per share from discontinued operations .....	–	–
<b>Profits/(Loss) used in the calculation of basic earnings per share from continuing operations .....</b>	<b>14,217.05</b>	<b>3,402.76</b>
Weighted average number of equity shares (in nos) .....	2,00,00,000	2,00,00,000
<b>Basic and Diluted Earning per share (in face value of Rs. 10/- per share) (in Rs.) .....</b>	<b>71.09</b>	<b>17.01</b>

## 28. Expense on Corporate Social Responsibility

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Gross amount required to be spent by the company during the year .....	9.27	–
<b>Amount spent during the year on</b>		
Contribution to KC Mahindra Educational Trust ...	4.65	–



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Ensuring environmental sustainability.....	0.41	-
Rural development projects .....	4.21	-
	<u>9.27</u>	<u>-</u>

## 29. Contingent liabilities and Capital Commitments

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Contingent liabilities (to the extent not provided for)</b>		
<b>Income tax demands (to the extent not recognised in the books)</b>		
Demands against the Company not acknowledged as debts and not provided for, relating to issues of deductibility and taxability in respect of which the Company is in appeal and exclusive of the effect of similar matters in respect of assessments remaining to be completed for FY 2015-16 (Assessment Year 2016-17)*	4,171.16	4,171.16
<b>Indirect Tax Matters under appeal</b>		
GST and Service Tax claims disputed by the Company relating to issues of applicability, claim and reversal of Input tax credit and interest on demand. The Company is pursuing the matter with the appropriate Appellate Authorities.	1,925.96	493.21
<b>Legal Matters**</b>		
1. Suit for specific performance filed by Harsha estates before the Principal District and Sessions Court, Thiruvallur, and the connected matters.....	3,524.00	3,524.00
2. Land alienated by government to the company and the same land has been transferred by the erstwhile landowner to Pallava Park Hotel .....	97.63	-
<b>Bank Guarantee</b>		
Bank Guarantee issued to The Deputy Director Town and Country Planning.....	50.67	50.67
<b>Other Commitment</b>		
Commitment for investment in equity shares of a Subsidiary Company- Mahindra Industrial Park Chennai Limited.....	900.00	-
<b>Total Contingent Liabilities and commitments .....</b>	<u>10,669.42</u>	<u>8,239.04</u>

\* The National Faceless Assessment Centre, Delhi passed an assessment Order under Section 147 r.w.s 144 of the IT Act on 12.02.2024 for an amount of Rs 41.71 Crs including an interest of Rs 20.77 Crs. The company filed a Writ petition on 04th March 2024 (Filing Number is WMP/7423 & 7427 /2024 in WP(SR) 6680/2024) pleading to stay all further proceedings pursuant to the Impugned Order and issue orders for fresh hearing u/s 147. The matter has been posted for hearing. The stay has been extended till further orders.

\*\* In the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

## 30. Employee Benefits

## a) Defined Contribution plans

The Company makes Provident fund contribution to defined contribution plans for the employees. Under the scheme, the company is required to contribute a specified percentage of the

payroll cost to the fund the benefits. The Company recognized Rs. 45.03 Lakhs (PY Rs. 47.08 Lakhs) for Provident fund & Other funds contributions in the statement of profit and Loss. The contributions payable to these plans by the company are at rates specified in the rules of the scheme.

## b) Defined Benefit Plans

The Company's obligation towards gratuity is defined benefit plan. The gratuity expense is included under 'Employee Benefit Expenses' in Note 23 Employee benefits expense. The company has funded the gratuity Liability through LIC Scheme. The details of actuarial valuation are given below:

## Gratuity:

The Company operates a gratuity plan covering qualifying employees. The benefit payable is the greater of the amount calculated as per the Payment of Gratuity Act, 1972 or the Company scheme applicable to the employee. The benefit vests upon completion of five years of continuous service and once vested it is payable to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting. The Company makes annual contribution to the group gratuity scheme administered by the Life Insurance Corporation of India through its Gratuity Trust Fund. Through its defined benefit plans the Company is exposed to a number of risks, the most significant of which are detailed below:

## Investment risk

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

## Interest risk

A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.

## Longevity risk

The present value of defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

## Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

All amounts are in Rupees Lakhs unless otherwise stated

	Gratuity (Funded)	
	2024-25	2023-24
<b>a. Net Liabilities recognized in the balance sheet</b>		
Present Value of Defined Benefit Obligation .....	111.52	97.82
Fair Value of Plan assets.....	35.43	33.69
<b>Liabilities recognised in the balance sheet.....</b>	<u>76.09</u>	<u>64.13</u>
<b>b. Expense recognized in the Statement of Profit and Loss</b>		
Past service cost.....	-	-
Current Service cost .....	10.82	10.26
Interest cost.....	4.60	4.91
Expected return on plan assets.....	0.68	(0.34)
Actuarial (gains)/Losses.....	7.86	4.81
<b>Total expenses.....</b>	<u>23.96</u>	<u>19.64</u>
<b>c. Change in present value of Defined Benefit obligation</b>		
Present Value of the obligation at the beginning of the year.....	97.82	98.21
Liability Transferred In/ Acquisitions .....	(7.85)	3.54

# NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

All amounts are in Rupees Lakhs unless otherwise stated

	Gratuity (Funded)	
	2024-25	2023-24
Past service cost.....	–	–
Current Service cost .....	10.83	10.26
Interest Cost.....	7.02	7.18
Actuarial (Gains) /Losses.....	7.86	4.81
Benefits Paid .....	(4.16)	(26.18)
<b>Present value of the obligation as at the end of the year ....</b>	<b>111.52</b>	<b>97.82</b>

## d. Change in fair value of plan assets

Present value of plan assets as the beginning of the year .....	33.70	31.09
Expected return on plan assets .....	1.73	2.61
Contributions made .....	–	–
Benefits paid and Charges .....	–	–
<b>Present value of plan assets at the end of the year .....</b>	<b>35.43</b>	<b>33.70</b>

## e. Principal actuarial assumptions

Discount Rate.....	7.18%	7.31%
Expected return on plan assets .....	7.18%	7.31%
Expected rate of Salary increase.....	10.00%	10.00%
Attrition Rate.....	21.21%	21.21%
Mortality .....	LIC (2012-14) Ultimate mortality tables	

## f. Estimate of amount of contribution in the immediate next year

76.09 64.13

g. Estimates of future salary increases considered in actuarial valuation take account of inflation, seniority, promotions, increments and other relevant factors such as supply and demand in the employment market.

h. Basis used to determine expected rate of return - The Gratuity Fund is managed by the Life Insurance Corporation of India and they have not made available the information on major categories of plan assets and the expected rate of return on each class of plan assets.

i. Experience adjustment as provided by actuary:	All amounts are in Rupees Lakhs unless otherwise stated				
	for the years				
	2024-25	2023-24	2022-23	2021-22	2020-21
Present value of DBO	111.52	98.20	53.56	46.97	53.69
Fair value of plan assets	35.43	31.09	29.61	27.30	25.52
Experience gain/(loss) adjustments on plan liabilities	(5.87)	(1.13)	(2.85)	(2.01)	(1.44)
Experience gain/(loss) adjustments on plan assets	0.68	0.31	0.44	0.24	(0.32)

## Long-Term Compensated Absences

### Actuarial assumptions:

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Discount rate	7.18%	7.31%
Expected return on plan assets	7.18%	7.31%
Salary escalation	10.00%	10.00%
Attrition	21.21%	21.21%

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

Particulars	Year	Change in Assumption	Impact on defined benefit obligation	
			Increase in assumption	Decrease in assumption
Discount Rate	2025	1.00%	(4.13)	4.50
	2024	1.00%	(3.54)	3.85
Salary Growth Rate	2025	1.00%	4.31	(4.04)
	2024	1.00%	3.71	(3.48)
Employee Turnover	2025	1.00%	(0.95)	1.02
	2024	1.00%	(0.70)	0.75

The above sensitivity analysis are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.

The methods and types of assumptions used in preparing the sensitivity analyses did not change compared to previous period.

Maturity profile of defined benefit obligation:

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Year 1.....	19.48	18.01
Year 2.....	17.16	15.66
Year 3.....	15.77	13.73
Year 4.....	14.81	12.57
Year 5.....	14.61	11.39
Next 5 Years.....	40.73	38.13

## Plan of Assets

The fair value of Company's pension plan asset as of 31<sup>st</sup> March, 2025 and 31<sup>st</sup> March, 2024 by category are as follows:

Asset Category	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Deposits with Insurance companies .....	100%	100%

## 31. Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 2, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

## 32. Financial Instruments

### Capital management

The Company manages capital risk in order to maximize shareholders' profit by maintaining sound/optimal capital structure through monitoring of financial ratios, such as debt-to-equity ratio and net borrowings-to-equity ratio on a monthly basis and implements capital structure improvement plan when necessary. There is no change in the overall capital risk management strategy of the Company compared to last year.

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

The Company uses debt ratio as a capital management index and calculates the ratio as total debt divided by total equity. Total liabilities and total equity are based on the amounts stated in the financial statements.

The Company is not subject to externally enforced regulation.

**Debt-to-equity ratio as of 31<sup>st</sup> March, 2025 and 31<sup>st</sup> March, 2024 is as follows:**

	All amounts are in Rupees Lakhs unless otherwise stated	
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Debt (A) .....	19,961.75	37,919.82
Equity (B) .....	29,276.99	15,065.74
Debt Equity Ratio (A/B) .....	0.68	2.52

#### Categories of financial assets and financial liabilities

	All amounts are in Rupees Lakhs unless otherwise stated			
	As at 31 <sup>st</sup> March, 2025			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Investments in Joint Venture .....	22,800.00	–	–	22,800.00
Other Financial Assets .....	6.08	–	–	6.08
<b>Current Assets</b>				
Investments .....	–	8,823.56	–	8,823.56
Trade Receivables .....	4,546.37	–	–	4,546.37
Cash and Cash equivalents .....	703.21	–	–	703.21
Bank Balances .....	1,492.25	–	–	1,492.25
	29,547.91	8,823.56	–	38,371.47
<b>Non-current Liabilities</b>				
Borrowings .....	11,450.30	–	–	11,450.30
Other Financial Liabilities .....	1.45	–	–	1.45
<b>Current Liabilities</b>				
Borrowings .....	8,511.45	–	–	8,511.45
Trade Payables .....	10,580.61	–	–	10,580.61
Other Financial Liabilities – Non Derivative Financial Liabilities .....	2,872.88	–	–	2,872.88
	33,416.69	–	–	33,416.69

	All amounts are in Rupees Lakhs unless otherwise stated			
	As at 31 <sup>st</sup> March, 2024			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Investments in Joint Venture .....	10,200.00	–	–	10,200.00
Other Financial Assets .....	5.73	–	–	5.73
<b>Current Assets</b>				
Trade Receivables .....	–	3,063.12	–	3,063.12
Cash and Cash equivalents .....	5,532.18	–	–	5,532.18
Bank Balances .....	1,025.15	–	–	1,025.15
Other Financial Assets .....	1,182.72	–	–	1,182.72
	17,945.78	3,063.12	–	21,008.90

All amounts are in Rupees Lakhs unless otherwise stated  
As at 31<sup>st</sup> March, 2024

	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Liabilities</b>				
Borrowings .....	31,745.74	–	–	31,745.74
Other Financial Liabilities .....	1.54	–	–	1.54
<b>Current Liabilities</b>				
Borrowings .....	6,174.08	–	–	6,174.08
Trade Payables .....	5,665.74	–	–	5,665.74
Other Financial Liabilities – Non Derivative Financial Liabilities .....	1,617.69	–	–	1,617.69
	45,204.79	–	–	45,204.79

#### Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

#### CREDIT RISK

##### (i) Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises from trade receivables, cash and cash equivalents & other financial assets.

##### Trade Receivables

The company trade receivable includes Land leasing, Industrial park maintenance service, property leasing activities and sale of residential flats and plots as appearing in the balance sheet. Company executes Land leasing agreement with customers only, entire lease premium is paid by customers and hence no risk of credit loss in dues relating to Land leasing premium. Further, As per the company's policy, every customer has to deposit 3 to 6 months of Maintenance charges and/or monthly lease rentals with the company and as per the terms of the agreement with the customer's, company is entitled to adjust the pending dues against the deposits taken from customer and as per the Company's flat handover policy, a flat is handed over to a customer only upon payment of entire amount of consideration and hence, company is not exposed to any credit loss risk.

The concentration of credit risk is limited due to the fact that the customer base is large. The Company determines the allowance for expected credit losses based on historical loss experience adjusted to reflect current and estimated future economic conditions. Basis this assessment, the allowance for doubtful trade receivables as at March 31, 2024 is considered adequate.

##### Cash and Cash Equivalents & Other Financial Assets

For banks and financial institutions, only high rated banks/institutions are accepted. The Company holds cash and cash equivalents with bank and financial institution counterparties, which are having highest safety ratings based on ratings published by various credit rating agencies. The Company considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties.

For Other Financial Assets, the Company assesses and manages credit risk based on reasonable and supportive forward looking information. Other Financial Assets are considered to be low credit risk exposure assets.

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025****LIQUIDITY RISK****(i) Liquidity risk management**

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

**(ii) Maturities of financial liabilities**

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Company may be required to pay.

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above
<b>Non-derivative financial liabilities</b>				
<b>31<sup>st</sup> March, 2025</b>				
Non-interest bearing				
Trade Payables.....	10,580.61	—	—	—
Capital Creditors.....	—	—	—	—
Other Financial Liabilities .....	2,872.88	—	—	1.45
Variable interest rate instruments				
Short term Borrowing – Principal .....	8,511.45	—	—	—
Loan term Borrowing – Principal.....	2,000.00	4,000.00	4,000.00	1,450.30
<b>Total .....</b>	<b>23,964.94</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>1,451.75</b>
<b>31<sup>st</sup> March, 2024</b>				
Non-interest bearing				
Trade Payable.....	5,665.74	—	—	—
Capital Creditors.....	—	—	—	—
Other Financial Liabilities .....	1,617.69	—	—	1.54
Variable interest rate instruments				
Short term Borrowing - Principal .....	6,174.08	—	—	—
Loan term Borrowing - Principal.....	2,000.00	4,000.00	16,087.19	9,658.55
<b>Total .....</b>	<b>15,457.51</b>	<b>4,000.00</b>	<b>16,087.19</b>	<b>9,660.09</b>

The amounts included above for financial guarantee contracts are the maximum amounts the Company could be forced to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. Based on expectations at the end of the reporting period, the Company considers that it is more likely than not that such an amount will not be payable under the arrangement.

**(iii) Financing arrangements**

The Company had access to following undrawn borrowing facilities at the end of the reporting period:

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
<b>Secured Bank Overdraft facility</b>		
– Expiring within one year.....	4,986.55	1,423.92
<b>Secured Bank Guarantee Limit (sub limit of CC Credit facility)</b>		
– Expiring within one year .....	100.00	100.00
	<b>5,086.55</b>	<b>1,523.92</b>

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

## (iv) Maturities of financial assets

The following table details the Company's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above
<b>Non-derivative financial assets</b>				
<b>31<sup>st</sup> March, 2025</b>				
Non-interest bearing				
Non Current Investments.....	-	-	-	22,800.00
Investments	8,823.56			
Trade Receivables	4,546.37	-	-	-
Cash and Cash equivalents .....	703.21	-	-	-
Cash and Bank Balances.....	1,492.25	-	-	-
Other Current Financial Assets .....	-	6.08	-	-
<b>Total</b>	<b>15,565.39</b>	<b>6.08</b>	<b>-</b>	<b>22,800.00</b>
<b>31<sup>st</sup> March, 2024</b>				
Non-interest bearing				
Non Current Investments.....	-	-	-	10,200.00
Investments	3,063.12			
Trade Receivables	5,532.18	-	-	-
Cash and Cash equivalents .....	1,025.15	-	-	-
Cash and Bank Balances.....	1,182.72	-	-	-
Other Current Financial Assets .....	-	5.73	-	-
<b>Total</b>	<b>10,803.17</b>	<b>5.73</b>	<b>-</b>	<b>10,200.00</b>

The amounts included above for variable interest rate instruments for both non-derivative financial assets and liabilities is subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

**MARKET RISK**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

There has been no significant changes to the company's exposure to market risk or the methods in which they are managed or measured.

**Currency Risk**

The Company undertakes transactions denominated only in India Rupees and hence there is no risk of foreign exchange fluctuations.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

**Interest rate sensitivity**

The sensitivity analyses below have been determined based on exposure to interest rate for both derivative and non-derivative instruments at the end of reporting period. For floating rate

liabilities, analysis is prepared assuming the amount of liability outstanding at the end of the reporting period was outstanding for the whole year.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected, after the impact of hedge accounting. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

All amounts are in Rupees Lakhs unless otherwise stated			
Year	Currency	Increase/ decrease in basis points	Effect on Profit / (loss) before tax
31 March, 2025	INR	+100	199.62
	INR	-100	(199.62)
31 March, 2024	INR	+100	379.20
	INR	-100	(379.20)

**33. INDAS 115 Disclosures****1 Contract Balances**

Amounts received before the related performance obligation is satisfied are included in the balance sheet (Contract liability) as "Advance received from customers". Amounts billed for development milestone achieved but not yet paid by the customer are included in the balance sheet under trade receivables.

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025**

During the year, the Company recognised Revenue of Rs. 12,344.26 lakhs (FY 23-24 Rs. 109.86 lakhs) from Opening Contract liability included in the balance sheet as "Advance received from customers" in Note no 17.2 - Other Current liabilities of Rs.16,093.03 lakhs

There were no significant changes in the composition of the contract liabilities and trade receivable during the reporting period other than on account of periodic invoicing and revenue recognition.

Amounts previously recorded as contract liabilities increase due to further milestone based invoices raised during the year and decrease due to revenue recognised during the year on completion of the construction.

Amounts previously recorded as trade receivables increase due to further milestone based invoices raised during the year and decrease due to collections during the year.

There are no contract assets outstanding at the end of the year.

The aggregate value of performance obligations that are completely or partially unsatisfied as at March 31, 2025, is Rs. 9,983.50 Lakhs

(as at March 31, 2024 Rs. 15,309.62 Lakhs). Out of this, the Company expects to recognize revenue of 100% within the next year and remaining thereafter. This includes contracts that can be terminated for convenience with a penalty as per the agreement since, based on current assessment, the occurrence of the same is expected to be remote.

**2 Reconciliation of revenue recognized with the contracted price is as follows:**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Contracted price	28,142.43	10,332.98
Adjustments on account of cash discounts or early payment rebates, etc.	-	-
<b>Revenue recognised as per Statement of Profit &amp; Loss</b>	<b>28,142.43</b>	<b>10,332.98</b>

**3 Contract costs**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Contract costs included in Prepaid expenses in Note no.7(d)- Other Assets	141.85	364.76

The Company incurs commissions that are incremental costs of obtaining a contract with a customer. Under Ind AS 115, the Company recognises the incremental costs of obtaining a contract as assets under Prepaid Expenses under Note no. 7(d) - Other Assets and amortises it upon completion of the related property sale contract.

For the year ended March 31, 2025, amortisation amounting to Rs. 755.16 lakhs (FY 23-24 Rs. 193.80 lakhs ) is recognised as part of other expenses in the statement of profit and loss. There was no impairment loss in relation to the costs capitalised.

**34. Related Party Transactions**

**Details of related parties:**

Description of relationship	Name of the Company
Ultimate Holding Company	Mahindra & Mahindra Limited(M&M)
Holding Company	Mahindra Lifespaces Developers Limited (MLDL)
Joint Venture	Mahindra Industrial Park Chennai Ltd (MIPCL)
Associate	Mahindra Integrated Business Solutions Ltd (MIBS)
Associate	Mahindra World City (Maharashtra) Limited (MWCML)
Key Management Personnel (KMP)	
Chief Executive Officer	Mr. Vimal Agarwal (Upto 30 April 2024)
Chief Executive Officer	Mr. Avinash Bapat (w.e.f 01 May 2024)
Company Secretary	Mr. Antaryami Sahoo (Upto 29 September 2023)
Company Secretary	Mr. Aman Desai (w.e.f 18 January 2024)
Chief Financial Officer	Mr. Bhaskar Pulipati (w.e.f 31 January 2023)

**Details of related party transactions during the year ended 31st March, 2025 and balances outstanding as at 31<sup>st</sup> March, 2025:**

All amounts are in Rupees Lakhs unless otherwise stated

Transactions during the year	Ultimate Holding Company (M&M)	Holding Company (MLDL)	Joint Venture (MIPCL)	Associate (MWCML)	Associate (MIBS)	KMP
Land Sale	-	-	17,134.78	-	-	-
	-	-	-	-	-	-
Lease of Land	-	-	1,441.90	-	-	-
	-	-	-	-	-	-
Investment in Equity share capital	-	-	12,600.00	-	-	-
	-	-	-	-	-	-
Operation and maintenance Income	216.02 (254.91)	-	-	-	-	-
Water charges income	15.29 (18.24)	-	-	-	-	-



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

Transactions during the year	All amounts are in Rupees Lakhs unless otherwise stated					
	Utilimate Holding Company (M&M)	Holding Company (MLDL)	Joint Venture (MIPCL)	Associate (MWCML)	Associate (MIBS)	KMP
Club income/ASF	39.96 (34.07)	-	-	-	-	-
Services Provided	-	-	-	0.25	-	-
Service received	12.95 (15.78)	147.08 (143.05)	-	-	84.48 (38.86)	-
Commission received	-	-	70.10 (480.30)	-	-	-
Reimbursement of expenses- Given	70.25 (67.32)	12.49	-	-	-	-
Reimbursement of expenses- Taken	-	6.37 (6.90)	-	-	-	-
RPS Premium	-	770.45 (730.25)	-	-	-	-
<b>Managerial Remuneration</b>						
Chief Financial Officer	-	-	-	-	-	50.69 (41.98)
Company Secretary	-	-	-	-	-	- (9.05)
Sitting Fees	-	-	-	-	-	1.90 (1.60)
<b>Balance Outstanding as at the year end</b>						
RPS Premium Payable	-	1,617.33 (846.88)	-	-	-	-
RPS Outstanding	-	12,025.00 (12,025.00)	-	-	-	-
Security Deposits taken	60.20 (55.65)	-	-	-	-	-
Receivables	3.05 (5.78)	- (3.87)	- (201.38)	0.27	-	-
Payables	-	48.10 (29.95)	-	-	0.22	-

Note: Figures in bracket relates to the previous year

Note: As the liability for gratuity and leave encashment is provided on an actuarial basis for the Company as a whole, the amount pertaining to the Key Management Personnel is not ascertained separately, and therefore, not included above.

### 35. Fair Value Measurement

#### Fair value of financial assets and financial liabilities that are not measured at fair value

Particulars	All amounts are in Rupees Lakhs unless otherwise stated			
	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial assets</b>				
Financial assets carried at Amortised Cost				
- investments in Equity.....	22,800.00	22,800.00	10,200.00	10,200.00
- trade and other receivables.....	4,546.37	4,546.37	5,532.18	5,532.18
- Cash and cash equivalents.....	703.21	703.21	1,025.15	1,025.15
- Bank balances other than above.....	1,492.25	1,492.25	1,182.72	1,182.72
- deposits and similar assets.....	6.08	6.08	5.73	5.73
<b>Total</b> .....	<b>29,547.91</b>	<b>29,547.91</b>	<b>17,945.78</b>	<b>17,945.78</b>

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

Particulars	All amounts are in Rupees Lakhs unless otherwise stated			
	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial liabilities</b>				
<i>Financial liabilities held at amortised cost</i>				
– Non Convertible Redeemable Preference Shares .....	11,450.30	11,450.30	11,260.67	11,260.67
– Long term loans from Financial Institutions .....	5,900.00	5,900.00	20,485.07	20,485.07
– OD limits from Bank.....	2,611.45	2,611.45	6,174.08	6,174.08
– Trade and other payables.....	10,580.61	10,580.61	5,665.74	5,665.74
– Other Financial Liabilities.....	2,874.33	2,874.33	1,619.23	1,619.23
<b>Total</b> .....	<b>33,416.69</b>	<b>33,416.69</b>	<b>45,204.79</b>	<b>45,204.79</b>

Fair value hierarchy as at 31<sup>st</sup> March, 2025

Particulars	All amounts are in Rupees Lakhs unless otherwise stated			
	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<i>Financial assets carried at Amortised Cost</i>				
– investments in Equity.....	–	22,800.00	–	22,800.00
– trade and other receivables .....	–	4,546.37	–	4,546.37
– cash and cash equivalents .....	–	703.21	–	703.21
– Bank balances other than above.....	–	1,492.25	–	1,492.25
– deposits and similar assets .....	–	6.08	–	6.08
<b>Total</b> .....	–	<b>29,547.91</b>	–	<b>29,547.91</b>

## Financial liabilities

## Financial Instruments not carried at Fair Value

– Debentures.....	–	–	–	–
– Non Convertible Redeemable Preference Shares .....	–	11,450.30	–	11,450.30
– Long term loans from Financial Institutions .....	–	5,900.00	–	5,900.00
– OD limits from Bank.....	–	2,611.45	–	2,611.45
– trade and other payables.....	–	10,580.61	–	10,580.61
– Other Financial Liabilities.....	–	2,874.33	–	2,874.33
<b>Total</b> .....	–	<b>33,416.69</b>	–	<b>33,416.69</b>

Fair value hierarchy as at 31<sup>st</sup> March, 2024

Particulars	All amounts are in Rupees Lakhs unless otherwise stated			
	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<i>Financial assets carried at Amortised Cost</i>				
– investments in Equity.....	–	10,200.00	–	10,200.00
– trade and other receivables .....	–	5,532.18	–	5,532.18
– cash and cash equivalents .....	–	1,025.15	–	1,025.15
– Bank balances other than above.....	–	1,182.72	–	1,182.72
– deposits and similar assets .....	–	5.73	–	5.73
<b>Total</b> .....	–	<b>17,945.78</b>	–	<b>17,945.78</b>
<b>Financial liabilities</b>				
<i>Financial Instruments not carried at Fair Value</i>				
– Debentures.....	–	–	–	–
– Non Convertible Redeemable Preference Shares .....	–	11,260.67	–	11,260.67
– Long term loans from Financial Institutions .....	–	20,485.07	–	20,485.07
– OD limits from Bank.....	–	6,174.08	–	6,174.08
– trade and other payables.....	–	5,665.74	–	5,665.74
– Other Financial Liabilities.....	–	1,619.23	–	1,619.23
<b>Total</b> .....	–	<b>45,204.79</b>	–	<b>45,204.79</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025**

The fair values of the financial assets and financial liabilities included in the level 2 and level 3 categories above have been determined in accordance with generally accepted pricing models based on a discounted cash flow analysis, with the most significant inputs being the discount rate that reflects the credit risk of counterparties.

**36. Ratios****a) Current Ratio**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Current Assets (A).....	59,823.85	70,241.35	
Current Liabilities (B) .....	36,589.07	30,128.18	
<b>Ratio (A/B).....</b>	<b>1.64</b>	<b>2.33</b>	<b>(30%)</b>

Variance in current ratio is mainly on account of decrease in amount received from customers (deferred revenue)

**b) Debt Equity Ratio**

Particulars	2024-25	2023-24	Variance %
Total Debt including interest accrued (A).....	19,978.17	37,925.78	
Equity (B).....	31,276.99	17,065.74	
<b>Debt Equity Ratio (A/B) .....</b>	<b>0.64</b>	<b>2.22</b>	<b>(71%)</b>

Variance is due repayment of long term borrowings of Rs 146.25 Crores.

**c) Debt Service Coverage Ratio (DSCR)**

Particulars	2024-25	2023-24	Variance %
Profit After Tax.....	14,217.05	3,402.76	
Depreciation .....	216.98	257.19	
Interest (Charged to P&L) .....	3,049.40	3,626.05	
Non Cash Expense.....	-	-	
<b>Earnings available for Debt Service (A) .....</b>	<b>17,483.43</b>	<b>7,286.00</b>	
<b>Debt Service</b>			
Interest Payments	3,283.92	3,925.43	
Principal Repayments	19,961.75	37,919.82	
<b>Total Debt Serviced (B).....</b>	<b>23,245.67</b>	<b>41,845.25</b>	
<b>Debt Service Coverage Ratio (DSCR) (A/B) .....</b>	<b>0.75</b>	<b>0.17</b>	<b>332%</b>

Increase in Earning available for Debt Service and Debt service coverage ratio is mainly on account of profit recognised during the year and the repayment of the term loans during the year.

**d) Return of Equity (ROE)**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Profit After Tax.....	14,217.05	3,402.76	
Networth .....	31,276.99	17,065.74	
<b>Ratio (A/B).....</b>	<b>45.46%</b>	<b>19.94%</b>	<b>127.97%</b>

Increase in ROE is mainly on account of profit reported during the year

**e) Inventory Turnover ratio**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Cost of Land leased (A).....	38,018.02	5,134.01	
Average Inventory (B).....	43,197.94	57,712.63	
<b>Ratio (A/B).....</b>	<b>0.88</b>	<b>0.09</b>	<b>889.33%</b>

Increase in Inventory Turnover Ratio is mainly on account of cost of sales recognised in the current year

**f) Trade Receivables turnover ratio**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Turnover (credit) (A).....	65,648.77	18,255.37	
Trade Receivables (Average) (B) .....	5,039.28	3,654.32	
<b>Ratio (A/B).....</b>	<b>13.03</b>	<b>5.00</b>	<b>161%</b>

The Company has raised the handing over demand for two project on last week of March 2024 and also higher revenue recognised in FY 25

**g) Trade Payable turnover ratio**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Project Development Expenses and other expenses (excluding interest) (A) .....	42,298.75	9,209.67	
Average Trade payable (B).....	8,123.17	4,748.90	
<b>Ratio (A/B).....</b>	<b>5.21</b>	<b>1.94</b>	<b>169%</b>

The increase is due to recognition of CoC provision in the current year and grouped under trade payables

**h) Net capital turnover ratio,**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Working Capital (A).....	23,234.78	40,113.17	
Turnover (B) .....	65,648.77	18,255.37	
<b>Ratio (A/B).....</b>	<b>0.35</b>	<b>2.20</b>	<b>(84%)</b>

Variance is due to revenue recognised in the current year

**i) Net profit ratio**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Profit After Tax (A).....	14,217.05	3,402.76	
Revenue (B) .....	65,648.77	18,255.37	
<b>Ratio (A/B).....</b>	<b>21.66%</b>	<b>18.64%</b>	<b>16%</b>

Increase in Net Profit ratio is mainly on account of Profit reported during the year.

**j) Return on Capital employed**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Earnings before Interest and Tax (A).....	23,164.03	8,661.35	
Net worth.....	31,276.99	17,065.74	
Borrowing .....	19,961.75	37,919.82	
Capital employed (B) .....	51,238.74	54,985.56	
<b>Ratio (A/B).....</b>	<b>45.21%</b>	<b>15.75%</b>	<b>187%</b>

Increase in Return on Capital Employed is mainly on account of Profit reported during the year.

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025****k) Return on investment.**

All amounts are in Rupees Lakhs unless otherwise stated

Particulars	2024-25	2023-24	Variance %
Earnings before Interest and Tax (A).....	23,164.03	8,661.35	
Capital employed (B) .....	51,238.74	54,985.56	
Ratio (A/B).....	45.21%	15.75%	187%

Increase in Return on Investment is mainly on account of Profit reported during the year.

**37 a Additional regulatory information****a) Details of benami property held**

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

**b) Relationship with struck off companies**

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

**c) Wilful defaulter**

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

**d) Utilisation of borrowed funds and securities premium**

The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) 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 (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

**e) Undisclosed income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

There are no overdue amounts payable to Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006, as at the reporting date or anytime during the year and hence no interest has been paid or payable accordingly no additional disclosures have been made.

**f) Details of crypto currency or virtual currency**

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

**g) Registration of Charges or satisfaction with Registrar of Companies (ROC)**

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period

**h) Whistle Blower-**

During the year ended March 31, 2025 and till the date of adoption of financial statements by board of directors, the Company did not received any whistle blower complaints.

**37 b Security of current assets against borrowings**

The Company has not been sanctioned working capital limits in excess of Rs 5 crores, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets. The company has complied with the requirement of filing of quarterly returns/statements of current assets with the banks or financial institutions, wherever applicable, and these returns were in agreement with the books of accounts for the period ended 30 June 2024, 30 September 2024 and 31 December 2024.

**37. c Recent Indian Accounting Standards (Ind AS)**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

**38.** The Board of Directors of the Company has recommended a dividend of Rs 2.50 per share on Equity Share of Rs 10 each (25.00%) (31<sup>st</sup> March, 2024: Rs Nil) subject to approval of members of the company at the forthcoming Annual General Meeting.

**39. Additional Information to the Financial Statements****i) Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

All amounts are in Rupees Lakhs unless otherwise stated			
S. No.	Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
1	Dues remaining unpaid		
	Principal	110.50	100.16
	Interest	—	—
2	Interest paid in terms of Section 16 of the MSMED Act along with the amount of payment made to the supplier beyond the appointed day during the year		
	Principal paid beyond the appointed date	—	—
	Interest paid in terms of Section 16 of the MSMED Act	—	—
3	Amount of interest due and payable for the period of delay on payments made beyond the appointed day during the year	—	—
4	Further interest due and payable even in the succeeding years, until such date when the interest due as above are actually paid to the small enterprises	—	—
5	Amount of interest accrued and remaining unpaid	—	—

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025****40. Other Notes**

- i. The Company has disclosed the impact of pending litigations on its financial position in these financial statements.
- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts. The company did not have any material foreseeable losses on long term contracts. The company has not entered into any derivative contracts.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. The Company does not have foreign exchange exposure as at 31 March, 2025.

**41. Leases**

The Company has not applied the requirement of IND AS 116 to short-term leases of all assets that have a lease term of 12 months or less. Amount recognised as expense in Statement of Profit and Loss is Rs. 49.72 Lakhs (FY 2023-24 Rs 49.57 Lakhs).

**42. Events after the Reporting period**

No material events have occurred after the Balance sheet date and up to the approval of Financial statements.

**43. Regrouping and Reclassification**

Previous period / year figures have been regrouped / reclassified where found necessary, to conform to current period / year classification.

**44. Approval of Financial Statements**

The financial statements were approved for issue by the board of directors in the meeting on 16<sup>th</sup> April, 2025.

In terms of our Report of even date  
for **B.K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W  
**Karthik Srinivasan**  
Partner  
Membership No.: 215782

For and on behalf of the board of directors of  
**Mahindra World City Developers Limited**

**Amrita Chowdhury**  
Director  
(DIN:02178520)  
**Vimal Goel**  
Chief Executive Officer

**Amit Kumar Sinha**  
Director  
(DIN: 09127387)  
**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
(ACS: 47990)  
Place: Chennai  
Date: 16<sup>th</sup> April 2025

Place: Chennai  
Date: 16<sup>th</sup> April 2024

**Form AOC 1****PART “A” - Subsidiaries**

Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Account) Rules, 2014.

Statement containing salient features of financial statements of Subsidiary / Associates / Joint Ventures as per Companies Act,2013.

<b>Particulars</b>	<b>MIPCL</b>
The date since when Joint venture/Associate acquired	22-Dec-14
Reporting period of the subsidiary concerned, if different from the holding company's reporting period	NA
Reporting Currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	NA
Share capital	38,000.00
Reserves & surplus	1,476.06
Total assets	40,721.41
Total Liabilities	1,245.35
Investments	—
Turnover	2,023.75
Profit/(Loss) before taxation	(291.62)
Provision for taxation	74.29
Profit/(Loss) after taxation	(365.91)
Proposed Dividend	—
% of shareholding	60%

1. There are no Subsidiaries which are yet to commence operations
2. No Subsidiaries which have been liquidated or sold during the year

**PART B- Joint Ventures/Associates<sup>\$</sup> : Nil**

<sup>\$</sup> Mahindra Industrial Park Chennai Limited is direct joint venture cum subsidiary companies and have been covered in Part A above.

1. There are no Joint Ventures/Associates which are yet to commence operations
2. Associates which have been liquidated or sold during the year : Nil

For and on behalf of the board of directors of  
**Mahindra World City Developers Limited**

**Amrita Chowdhary**  
Director  
(DIN: 02178520)  
**Vikram Goel**  
Chief Executive Officer

**Amit Kumar Sinha**  
Director  
(DIN: 09127387)  
**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
(ACS: 47990)



## INDEPENDENT AUDITORS' REPORT

### TO THE MEMBERS OF MAHINDRA WORLD CITY (JAIPUR) LIMITED

#### Report on the Audit of the Financial Statements

##### Opinion

We have audited the accompanying Financial Statements of **Mahindra World City (Jaipur) Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("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 March 31, 2025, its profit and total comprehensive income, its changes in equity and its cash flows for the year ended on that date.

##### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the 'Auditors' 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules made 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 obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

##### Information other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Directors' Report and the related annexures but does not include the Financial Statements and our Auditors' Report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

##### Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

We also:

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

- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents 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 controls 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 sub-section (11) of Section 143 of the Act and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in Annexure B, 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.
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 Accounting Standards specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements.
- (g) The Company has not paid/provided any remuneration to managerial personnel as defined in the Act. Accordingly, the provisions of Section 197 of the Act related to the managerial remuneration are not applicable to the Company.
- (h) With respect to the other matters to be included in the Auditors' Report in accordance with the requirements of Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
  - (i) The Company has disclosed the impact of pending litigations on its financial position in its Financial Statements – Refer Note 32 to the Financial Statements;
  - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
  - (iii) There were no amounts which were 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, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate

- Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clauses (a) and (b) contain any material misstatement;
- (v) The interim dividend declared and paid during the year by the Company is in compliance with Section 123 of the Act; and
- (vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

**For B. K. Khare & Co.**  
*Chartered Accountants*  
*Firm Registration No. 105102W*

**Himanshu Goradia**  
*Partner*  
*Membership No. 045668*  
*UDIN: 25045668BMOVB5180*

*Mumbai, April 21, 2025*

## ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

[Referred to in paragraph 2(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date]

### **Report on the Internal Financial Controls with reference to financial statements under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls with reference to financial statements of **Mahindra World City (Jaipur) Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

### **Management’s Responsibility for Internal Financial Controls**

The Company’s management 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. 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 the Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

### **Auditors’ Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements of the Company 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the

Company’s internal financial controls system with reference to financial statements.

### **Meaning of Internal Financial Controls with reference to financial statements**

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

### **Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements 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.

**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Himanshu Goradia**  
Partner  
Membership No. 045668  
UDIN: 25045668BMOVB5180

Mumbai, April 21, 2025



## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

[Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date]

- (i) (a) (A) According to the information and explanations given to us, the Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
- (B) According to the information and explanations given to us, the Company has maintained proper records showing full particulars of intangible assets.
- (b) The Company has a regular programme of physical verification of its property, plant and equipment and investment properties by which the property, plant and equipment and investment properties are verified by the management according to a programme designed to cover all the items over a period of four years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its property, plant and equipment and investment properties. In accordance with the programme, the Company has physically verified certain property, plant and equipment and investment properties during the year and no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us, in respect of the leasehold land on which the properties are constructed by the Company, based on examination of the registered lease deeds provided to us, we report that the lease agreements are in the name of the Company as at the Balance Sheet date where the Company is the lessee in the agreements.
- (d) According to the information and explanations given to us, the Company has not revalued any of its Property, Plant and Equipment and investment properties or intangible assets or both during the year.
- (e) Based on the audit procedures performed by us and according to the information, explanations and representations given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) (a) According to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of lease deeds, certificate received from third party confirming the inventory, site visits by the management and certification of extent of work completion by competent persons, is carried out at reasonable intervals by the management during the year. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate for each class of inventory were noticed on such verification between the physical inventory and the book records.
- (b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from HDFC Bank Limited on the basis of security of accounts receivables during the year. The statements of accounts receivables filed by the Company with HDFC Bank Limited on a quarterly basis are materially in agreement with the unaudited books of account as certified by the management.
- (iii) According to the information and explanations given to us, the Company has not made investments in or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.
- (iv) According to the information and explanations given to us, the Company has not granted any loans or made any investments or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Accordingly, the reporting under Clause 3(iv) of the Order is not applicable to the Company.
- (v) According to the information and explanations given to us, the Company has not accepted deposits under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.
- (vi) The maintenance of cost records has been specified by the Central Government under sub-section (1) of Section 148 of the Act. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, specified by the Central Government under sub-section (1) of Section 148 of the Act and are of the opinion that, *prima facie*, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, the amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax, Provident Fund, Employees’ State Insurance, Income-tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. According to the information and explanations given to us and on the basis of our

examination of records of the Company, there were no undisputed statutory dues payable in respect of Sales tax, Service tax, Duty of Customs, Duty of Excise and Value Added Tax.

According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services Tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and on the basis of our examination of records of the Company, there are no statutory dues in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other material statutory dues as at March 31, 2025, which have not been deposited with the appropriate authorities on account of any dispute. According to the information and explanations given to us and records of the Company examined by us, the particulars of dues of Urban Land Tax, Goods and Services Tax and Service tax which have not been deposited as on March 31, 2025 on account of disputes are as under:

Name of Statute	Nature of Dues	Forum where dispute is pending	Period to which the Amount relates	Amount unpaid (Rs. In Lakhs)
The Jaipur Development Authority Act, 1982	Urban Land Tax (Shahri Jamabandi)	Jaipur Development Authority	2006-2025	102,852.38
The Goods and Services Tax Act, 2017	Goods and Services Tax including interest and penalty	Commissioner (Appeals)	Financial Years 2017-2018 and 2018-2019	209.78
The Finance Act, 1994	Service tax including penalty	Commissioner (Appeals)	October 2015 to June 2017	9.64

- (viii) According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.

- (ix) (a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

- (b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or any other lender till the date of our audit report.

- (c) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not availed any term loans during the year. Accordingly, the reporting under Clause 3(ix)(c) of the Order is not applicable to the Company.

- (d) In our opinion and according to the information and explanations given to us and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have not been utilised for long- term purposes as at the Balance Sheet date.

- (e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has no subsidiaries, associates or joint ventures. Accordingly, the reporting under Clause 3(ix)(e) of the Order is not applicable to the Company.

- (f) According to the information and explanations given to us and based on the audit procedures performed by us, we report that the Company has no subsidiaries, associates or joint ventures. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.

- (x) (a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.

- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company noticed or reported during the year, nor have we been informed of any such case by the management.

- (b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies



(Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.

- (c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act.
- (xiv) (a) In our opinion and according to the information and explanations given to us and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.  
(b) We have considered the Internal Audit reports of the Company issued till date for the period under audit.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with them during the year and hence, the provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under Clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause 3(xvi) (a) of the Order is not applicable to the Company.  
(b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.  
(c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) and 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) In our opinion and according to the information and explanations given to us, the Company has not incurred cash losses in the current financial year as well as in the immediately preceding financial year. Accordingly, the reporting under Clause 3(xvii) of the Order is not applicable to the Company.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of Balance Sheet as and when they fall due within a period of one year from the Balance Sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the Balance Sheet date, will get discharged by the Company as and when they fall due.
- (xx) (a) According to the information and explanations given to us, in respect of other than ongoing projects, the Company has no unspent amount that needs to be transferred to a Fund specified in Schedule VII to the Act in compliance with second proviso to sub-section (5) of Section 135 of the Act.  
(b) According to the information and explanations given to us, there are no ongoing projects relating to corporate social responsibility. Accordingly, the reporting under Clause 3(xx)(b) of the Order is not applicable to the Company.

**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Himanshu Goradia**  
Partner  
Membership No. 045668  
UDIN: 25045668BMOVB5180

Mumbai, April 21, 2025

**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025**

Particulars	Note No.	Rs. in Lakhs	
		As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>1 NON-CURRENT ASSETS</b>			
(a) Property, Plant and Equipment .....	3	6,027.30	5,202.33
(b) Right of Use Assets .....	3.1	24.54	—
(c) Capital Work-in-Progress .....	4	181.23	196.38
(d) Investment Properties .....	5	7,556.23	7,712.78
(e) Intangible Assets .....	6	—	—
(f) Financial Assets			
(i) Security Deposits .....	7	101.57	89.01
(g) Other Non-current Assets .....	9	860.59	702.11
<b>SUB-TOTAL .....</b>		<b>14,751.46</b>	<b>13,902.61</b>
<b>2 CURRENT ASSETS</b>			
(a) Inventories .....	10	45,107.67	49,779.45
(b) Financial Assets			
(i) Investments .....	11	7,350.11	9,585.21
(ii) Trade Receivables .....	12	529.84	3,344.45
(iii) Cash and Cash Equivalents .....	13	145.44	3,165.29
(iv) Other Financial Assets .....	8	0.01	0.78
(c) Other Current Assets .....	9	283.74	103.96
<b>SUB-TOTAL .....</b>		<b>53,416.81</b>	<b>65,979.14</b>
<b>TOTAL ASSETS ( 1 + 2 ) .....</b>		<b>68,168.27</b>	<b>79,881.75</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>1 EQUITY</b>			
(a) Share Capital .....	14	15,000.00	15,000.00
(b) Other Equity .....	15	23,615.59	37,314.96
<b>SUB-TOTAL .....</b>		<b>38,615.59</b>	<b>52,314.96</b>
<b>LIABILITIES</b>			
<b>2 NON-CURRENT LIABILITIES</b>			
(a) Financial Liabilities			
(i) Borrowings .....	16	7,851.15	10,468.51
(ii) Lease Liabilities .....		20.29	—
(iii) Other Financial Liabilities .....	17	2.94	1.52
(b) Provisions .....	18	2,389.75	2,874.65
(c) Deferred Tax Liabilities (Net) .....	19	1,974.68	1,864.63
(d) Other Non-current Liabilities .....	20	1,357.11	1,231.52
<b>SUB-TOTAL .....</b>		<b>13,595.92</b>	<b>16,440.83</b>
<b>3 CURRENT LIABILITIES</b>			
(a) Financial Liabilities			
(i) Borrowings .....	16	—	—
(ii) Lease Liabilities .....		4.55	—
(iii) Trade Payables .....	21		
- Total outstanding dues of micro enterprises and small enterprises .....		86.57	33.81
- Total outstanding dues of creditors other than micro enterprises and small enterprises .....		1,800.72	1,531.69
(iv) Other Financial Liabilities .....	17	5,262.32	4,394.02
(b) Other Current Liabilities .....	20	4,627.80	1,218.98
(c) Provisions .....	18	4,174.80	3,947.46
<b>TOTAL CURRENT LIABILITIES .....</b>		<b>15,956.76</b>	<b>11,125.96</b>
<b>TOTAL EQUITY AND LIABILITIES ( 1 + 2 + 3 ) .....</b>		<b>68,168.27</b>	<b>79,881.75</b>
Summary of Material Accounting Policies .....	2		

The accompanying Notes 1 to 40 are an integral part of these financial statements.

In terms of our report of even date

**For B.K. Khare & Co.**

Chartered Accountants  
Firm's Registration Number: 105102W

**Himanshu Goradia**

Partner  
Membership No.: 045668  
Place: Mumbai  
Date: April 21, 2025

**For and on behalf of Board of the Directors**

Amit Kumar Sinha  
Director  
DIN: 09127387

Vikram Goel  
Director  
DIN: 11026849

Anuj Bindal  
Chief Financial Officer

Keshav Singhal  
Chief Executive Officer

Place: Jaipur  
Date: April 21, 2025

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

Particulars	Note No.	Rs. in Lakhs	
		For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
I Revenue from operations.....	22	26,429.02	27,556.32
II Other Income .....	23	837.37	590.55
III <b>Total Income (I + II)</b> .....		<b>27,266.39</b>	<b>28,146.87</b>
<b>IV Expenses</b>			
(a) Cost of Sales			
- Cost of Projects .....	24	7,486.25	5,057.38
- Operation and Maintenance expenses.....	25	2,527.51	1,876.96
(b) Employee benefits expense.....	26	534.16	482.78
(c) Finance costs.....	27	481.53	768.93
(d) Depreciation and amortisation expense .....	3, 3.1 & 5	526.49	441.79
(e) Other expenses.....	28	999.00	887.09
<b>Total Expenses (IV)</b> .....		<b>12,554.94</b>	<b>9,514.93</b>
<b>V Profit before tax (III - IV)</b> .....		<b>14,711.45</b>	<b>18,631.94</b>
<b>VI Tax Expense</b>			
(1) Current tax .....	29	3,744.33	4,715.56
(2) Deferred tax .....	29	110.29	(251.95)
<b>Total tax expense (VI)</b> .....		<b>3,854.62</b>	<b>4,463.61</b>
<b>VII Profit after tax (V - VI)</b> .....		<b>10,856.83</b>	<b>14,168.33</b>
<b>VIII Other comprehensive income/(loss)</b> .....		<b>(1.20)</b>	<b>(2.35)</b>
<b>A (i) Items that will not be reclassified to profit or loss</b>			
(a) Remeasurements of the defined benefit plans .....		<b>(1.60)</b>	<b>(3.14)</b>
(b) Income tax relating to item that will not be reclassified to profit or loss.....		<b>0.40</b>	<b>0.79</b>
<b>IX Total comprehensive income for the year (VII + VIII)</b> .....		<b>10,855.63</b>	<b>14,165.98</b>
<b>XI Earnings per share (Face Value of Rs. 10/- each)</b>			
Basic and Diluted (Rs.) .....	30	7.24	9.45
Summary of Material Accounting Policies. ....	2		

The accompanying Notes 1 to 40 are an integral part of these financial statements.

In terms of our report of even date

**For B.K. Khare & Co.**

Chartered Accountants

Firm's Registration Number: 105102W

**Himanshu Goradia**

Partner

Membership No.: 045668

Place: Mumbai

Date: April 21, 2025

**For and on behalf of Board of the Directors**

Amit Kumar Sinha

Director

DIN: 09127387

Anuj Bindal

Chief Financial Officer

Place: Jaipur

Date: April 21, 2025

Vikram Goel

Director

DIN: 11026849

Keshav Singhal

Chief Executive Officer

**STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

Particulars	Rs. in Lakhs	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Profit before tax for the year .....	<b>14,711.45</b>	18,631.94
Non-cash adjustment to reconcile profit before tax to net cash flows		
Finance costs .....	<b>481.53</b>	768.93
Interest Income .....	<b>(11.06)</b>	(18.08)
Other income .....	<b>—</b>	(10.81)
Investment income .....	<b>(813.57)</b>	(557.52)
Provision for doubtful debts .....	<b>(3.20)</b>	—
Depreciation and amortisation expense .....	<b>526.49</b>	441.79
<b>Operating Profit before working capital changes .....</b>	<b>14,891.64</b>	19,256.25
Movements in working capital:		
Decrease/(Increase) in trade and other receivables .....	<b>2,817.81</b>	(2,772.81)
Decrease/(Increase) in inventories .....	<b>5,025.74</b>	(2,285.37)
(Increase)/Decrease in other non-current and current assets .....	<b>(175.31)</b>	97.38
(Increase) in financial assets - security deposits .....	<b>(12.56)</b>	(14.25)
Increase in trade and other payables .....	<b>321.79</b>	94.27
Increase in financial liabilities .....	<b>449.67</b>	769.39
Increase/(Decrease) in other liabilities .....	<b>3,534.41</b>	(85.14)
(Decrease)/Increase in provisions .....	<b>(259.16)</b>	284.25
<b>Cash generated from operations .....</b>	<b>26,594.03</b>	15,343.97
Income taxes (paid)/refunded, net .....	<b>(3,907.12)</b>	(4,728.12)
<b>Net cash from operating activities .....</b>	<b>22,686.91</b>	10,615.85
<b>Cash flows from investing activities</b>		
Capital expenditure incurred .....	<b>(1,209.59)</b>	(439.81)
Net movement in mutual funds .....	<b>3,048.67</b>	(871.60)
Interest and investment income received .....	<b>11.83</b>	6.83
<b>Net cash (used in)/from investing activities .....</b>	<b>1,850.91</b>	(1,304.58)
<b>Cash flows from financing activities</b>		
Repayment of long-term borrowings .....	<b>(2,632.76)</b>	(1,091.44)
Payment of lease liabilities .....	<b>(2.13)</b>	—
Dividend paid .....	<b>(24,555.00)</b>	(4,500.00)
Interest paid .....	<b>(367.78)</b>	(708.96)
<b>Net cash (used in) financing activities .....</b>	<b>(27,557.67)</b>	(6,300.40)

**STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

Particulars	Rs. in Lakhs	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Net (decrease)/increase in cash and cash equivalents .....</b>	<b>(3,019.85)</b>	3,010.87
Cash and cash equivalents at the beginning of the year .....	<b>3,165.29</b>	154.42
<b>Cash and cash equivalents at the end of the year .....</b>	<b>145.44</b>	3,165.29
<b>Components of cash and cash equivalents</b>		
Cash on hand .....	<b>—</b>	1.16
With banks .....	<b>145.44</b>	3,164.13
<b>Total cash and cash equivalents (Note 13).....</b>	<b>145.44</b>	3,165.29

Summary of Material Accounting Policies - Note 2

The accompanying Notes 1 to 40 are an integral part of these financial statements.

Note:

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

In terms of our report of even date

**For B.K. Khare & Co.**

Chartered Accountants

Firm's Registration Number: 105102W

**Himanshu Goradia**

Partner

Membership No.: 045668

Place: Mumbai

Date: April 21, 2025

**For and on behalf of Board of the Directors**

Amit Kumar Sinha

Director

DIN: 09127387

Anuj Bindal

Chief Financial Officer

Place: Jaipur

Date: April 21, 2025

Vikram Goel

Director

DIN: 11026849

Keshav Singhal

Chief Executive Officer

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025****A. Equity Share Capital**

	Rs. in Lakhs			
	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance as at - March 31, 2025
Balance as at - April 1, 2024				
15,000.00.....	—	—	—	15,000.00
	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance as at - March 31, 2024
Balance as at - April 1, 2023				
15,000.00.....	—	—	—	15,000.00

**B. Other Equity**

	Rs. in Lakhs			
	Reserves and Surplus			Other Comprehensive Income
Particulars	Debenture Redemption Reserve	Capital Redemption Reserve	Retained Earnings	Actuarial Gain / Loss
Balance as at - April 1, 2024.....	1,047.33	5,000.00	31,244.41	23.22
Profit for the year .....	-	-	10,856.83	-
Other Comprehensive Income net of taxes.....	-	-	-	(1.20)
Dividend paid on Equity Shares .....	-	-	(24,555.00)	-
Transfer from Debenture Redemption Reserve .....	(263.27)	-	263.27	-
Balance as at - March 31, 2025 .....	784.05	5,000.00	17,809.52	22.02

	Rs. in Lakhs			
	Reserves and Surplus			Other Comprehensive Income
Particulars	Debenture Redemption Reserve	Capital Redemption Reserve	Retained Earnings	Actuarial Gain / Loss
Balance as at - April 1, 2023.....	1,156.47	5,000.00	21,466.94	25.57
Profit for the year .....	-	-	14,168.33	-
Other Comprehensive Loss net of taxes.....	-	-	-	(2.35)
Dividend paid on Equity Shares .....	-	-	(4,500.00)	-
Transfer from Debenture Redemption Reserve .....	(109.14)	-	109.14	-
Balance as at - March 31, 2024 .....	1,047.33	5,000.00	31,244.41	23.22

Summary of Material Accounting Policies (Note 2)

The accompanying notes 1 to 40 are an integral part of these financial statements.

In terms of our report of even date

**For B.K. Khare & Co.**

Chartered Accountants

Firm's Registration Number: 105102W

**Himanshu Goradia**

Partner

Membership No.: 045668

Place: Mumbai

Date: April 21, 2025

**For and on behalf of Board of the Directors**

Amit Kumar Sinha

Director

DIN: 09127387

Anuj Bindal

Chief Financial Officer

Place: Jaipur

Date: April 21, 2025

Vikram Goel

Director

DIN: 11026849

Keshav Singhal

Chief Executive Officer



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

### 1. General Information

Mahindra World City (Jaipur) Limited ("the Company") is engaged in the business of development of an Industrial Park with Special Economic Zone (SEZ) and Domestic Tariff Area (DTA). The Company acquires land under lease, incurs expenditure on its development and related infrastructure facilities and gives them on a long-term lease for industrial, commercial and residential use. The Company also maintains the Industrial Park for which it collects operation and maintenance charges from the lessees.

The registered office of the Company is located at 4th Floor, 411, Neelkanth Tower, Bhawani Singh Road, C-Scheme, Jaipur – 302001, Rajasthan.

### 2. Material accounting policies

#### 2.1 Statement of compliance

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2021 as amended and notified under section 133 of the Companies Act, 2013 ("the Act") and other relevant provisions of the Companies Act, 2013 ("the Act"). The aforesaid financial statements have been approved by the Company's Board of Directors and authorised for issue in the meeting held on April 21, 2025.

#### 2.2 Basis of measurement

These financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

##### Measurement of Fair Values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company considers the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and / or disclosure purposes in these financial statements is determined on such a basis.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.3 Revenue recognition

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration, if any) allocated to that performance obligation.

##### 2.3.1 Land Lease Premium

Land lease premium is recognized as income upon creation of leasehold rights in favour of the lessee or upon an agreement to create leasehold rights with handing over of possession.

##### 2.3.2 Income from properties

Income from properties and other assets given under operating lease is recognised based on the terms of lease agreement on a straight-line basis over the non-cancellable lease period.

#### 2.3.3 Income from Operations and Maintenance (O&M)

Income from operation and maintenance charges and water charges are recognized over time on an accrual basis as per terms of the agreement with the lessees.

#### 2.3.4 Other income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time proportionate basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

#### 2.4 Current versus non-current classification

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

Based on the nature of activity carried out by the Company and the period between the procurement and realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of Current – Non-Current classification of assets and liabilities.

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

Borrowings are classified as current if they are due to be settled within 12 months after the reporting period.

#### 2.5 Leases

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. The Company revises the lease term if there is a change in the non-cancellable period of a lease.

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

### 2.5.1 The Company as a Lessee

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.

### 2.5.2 Company as a lessor

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term.

## 2.6 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

### 2.6.1 Current tax

Current tax is determined as the amount of tax payable in respect of taxable income for the year. The Company's current tax is calculated using tax rate that has been enacted or substantively enacted by the end of the reporting period.

### 2.6.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the way the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.6.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

## 2.7 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## 2.8 Inventories

Inventories are stated at lower of cost and net realisable value. The cost of construction material is determined on the basis of weighted average method. Construction Work-in-Progress includes cost of land, construction costs and allocated interest and manpower costs and expenses incidental to the projects undertaken by the Company.

## 2.9 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

## 2.10 Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties used in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method.

Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except for certain assets as indicated below:

Certain plant and equipment are depreciated over a period of 12 years based on technical evaluation of useful life by management.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

## 2.11 Investment Property:

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, Investment properties are measured in accordance with requirement of IND AS 16 for cost model.

Investment property includes leasehold land and building. Depreciation on investment property has been provided on pro-rata basis, on the straight-line method as per the useful life of such property. Buildings are depreciated over the period of 60 years considering this period as the useful life for the Company.

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated at the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

### 2.12 Impairment of tangible and intangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also, allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired. Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.13 Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### 2.14 Provisions, contingent liabilities and contingent assets

#### 2.14.1 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material). When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received, and the amount of the receivable can be measured reliably. Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

#### 2.14.2 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

#### 2.14.3 Contingent liabilities

Contingent liability is disclosed in case of:

- a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation; and
- a present obligation arising from past events, when no reliable estimate is possible.

#### 2.14.4 Contingent assets

Contingent assets are disclosed where an inflow of economic benefits is probable.

### 2.15 Financial instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

#### 2.16 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### 2.16.1 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for Fair Value through Other Comprehensive Income (FVTOCI) debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value.

### 2.16.2 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

### 2.16.3 Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument by- instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition, it is part of a portfolio of identified financial instruments.
- that the Company manages together and has a recent actual pattern of short term
- profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or
- a financial guarantee.

### 2.16.4 Financial assets at fair value through profit or loss (FVTPL)

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising

on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

### Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right Offsetting Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously. To set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

### 2.16.5

### Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, and other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e., all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as



## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

### 2.16.6 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### 2.16.7 Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency, denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.

- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

### 2.16.8 Financial liabilities and equity instruments

#### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

### 2.16.9 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.16.9.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

#### 2.16.9.2 Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

#### 2.16.9.3 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange

## NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 2.17 Foreign currency transactions and translations

Foreign currency transactions are recorded at exchange rates prevailing on the date of transaction. Monetary assets / liabilities are translated at exchange rates prevailing on the date of settlement or at the year-end as applicable, and gain / loss arising out of such translation is adjusted to the profit and loss account.

### 2.18 Earnings per Share

Basic / Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post-tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year.

### 2.19 Employee benefits

Employee benefits include provident fund, superannuation fund, employee state insurance scheme, gratuity fund, compensated absences etc.

The Company's contribution to provident fund are considered as defined contribution plans and are charged as an expense as they fall due based on the amount of contribution required to be made and when services are rendered by the employees.

#### Defined benefit plans

For defined benefit plans in the form of gratuity fund, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each Balance Sheet date. Actuarial gains and losses are recognized in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognized immediately to the extent that the benefits are already vested and otherwise is amortized on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognized in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognized past service cost.

#### Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service. The cost of such compensated absences is accounted as under:

- a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- b) in case of non-accumulating compensated absences, when the absences occur.

#### Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognized as a liability at the present value of the defined benefit obligation as at the Balance Sheet date.

### 2.20 Insurance Claims

Insurance claims are accounted for on the basis of claims admitted / expected to be admitted and to the extent that the amount recoverable can be measured reliably and it is reasonable to expect ultimate collection.

### 2.21 Goods and Services tax input credit

Goods and Services tax input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is reasonable certainty in availing / utilising the credits.

### 2.22 Use of estimates and judgements

The Management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

#### Key sources of estimation uncertainty

Management has made the following judgements based on estimates and assumptions, which have the significant effect on the amounts recognised in the financial statements:

#### **A. Useful lives of property, plant and equipment**

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This re-assessment may result in change in depreciation expense in future periods.

#### **B. Actuarial Valuation**

The determination of Group's liability towards defined benefit obligation to employees is made through independent actuarial valuation including determination of amounts to be recognised in the Statement of Profit and Loss and in other comprehensive income. Such valuation depends upon assumptions determined after taking into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market. Information about such valuation is provided in notes to the financial statements.



**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 3 Property, Plant and Equipment**

Description of Assets	Leasehold Land	Buildings	Plant and Equipment	Office Equipment	Furniture and Fixtures	Vehicles	Computers	Total
<b>I. Gross Carrying Amount</b>								
Balance as at April 1, 2024	20.55	5,974.88	2,903.02	435.53	1,491.81	86.01	110.66	<b>11,022.46</b>
Additions	—	984.04	54.43	47.56	11.14	31.36	64.64	<b>1,193.17</b>
Disposals	—	—	—	—	—	—	—	<b>—</b>
<b>Balance As at March 31, 2025</b>	<b>20.55</b>	<b>6,958.92</b>	<b>2,957.45</b>	<b>483.09</b>	<b>1,502.95</b>	<b>117.37</b>	<b>175.30</b>	<b>12,215.63</b>
<b>II. Accumulated depreciation and impairment</b>								
Balance as at April 1, 2024	2.28	1,596.14	2,558.35	59.31	1,491.81	43.91	68.33	<b>5,820.13</b>
Depreciation expense for the year	0.23	197.60	97.92	37.33	1.71	8.28	25.13	<b>368.20</b>
On Disposals	—	—	—	—	—	—	—	<b>—</b>
<b>Balance As at March 31, 2025</b>	<b>2.51</b>	<b>1,793.74</b>	<b>2,656.27</b>	<b>96.64</b>	<b>1,493.52</b>	<b>52.19</b>	<b>93.46</b>	<b>6,188.33</b>
<b>III. Net carrying amount as at March 31, 2025 (I-II)</b>	<b>18.04</b>	<b>5,165.18</b>	<b>301.18</b>	<b>386.45</b>	<b>9.43</b>	<b>65.18</b>	<b>81.84</b>	<b>6,027.30</b>

Description of Assets	Leasehold Land	Buildings	Plant and Equipment	Office Equipment	Furniture and Fixtures	Vehicles	Computers	Total
<b>I. Gross Carrying Amount</b>								
Balance as at April 1, 2023	20.55	5,974.88	2,903.02	66.11	1,490.45	86.01	81.03	10,622.05
Additions	—	—	—	369.42	1.36	—	29.63	400.41
Disposals	—	—	—	—	—	—	—	—
Balance as at March 31, 2024	20.55	5,974.88	2,903.02	435.53	1,491.81	86.01	110.66	11,022.46
<b>II. Accumulated depreciation and impairment</b>								
Balance as at April 1, 2023	2.05	1,450.77	2,449.52	54.69	1,490.45	36.89	59.18	5,543.55
Depreciation expense for the year	0.23	145.37	108.83	4.62	1.36	7.02	9.15	276.58
On Disposals	—	—	—	—	—	—	—	—
Balance as at March 31, 2024	2.28	1,596.14	2,558.35	59.31	1,491.81	43.91	68.33	5,820.13
<b>III. Net carrying amount as at March 31, 2024 (I-II)</b>	<b>18.27</b>	<b>4,378.74</b>	<b>344.67</b>	<b>376.22</b>	<b>—</b>	<b>42.10</b>	<b>42.33</b>	<b>5,202.33</b>

**Note:**

For depreciation method used and useful lives or depreciation rates used, Refer Note 2.

**Note No. 3.1 Right of Use Assets**

Description of Assets	Vehicle	Total
<b>I. Gross Carrying Amount</b>		
Balance as at April 1, 2024	—	—
Additions	26.28	<b>26.28</b>
Disposals	—	—
<b>Balance As at March 31, 2025</b>	<b>26.28</b>	<b>26.28</b>
<b>II. Accumulated depreciation and impairment</b>		
Balance as at April 1, 2024	—	—
Depreciation expense for the year	1.74	<b>1.74</b>
On Disposals	—	—
<b>Balance As at March 31, 2025</b>	<b>1.74</b>	<b>1.74</b>
<b>III. Net carrying amount as at March 31, 2025 (I-II)</b>	<b>24.54</b>	<b>24.54</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 4 Capital-Work-in Progress****(a) CWIP aging schedule**

As at March 31, 2025 CWIP	Amount in CWIP for a period of				Rs. In Lakhs
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress .....	30.29	–	127.02	–	157.31
Projects temporarily suspended.....	–	–	–	23.92	23.92
<b>Total</b>	<b>30.29</b>	<b>–</b>	<b>127.02</b>	<b>23.92</b>	<b>181.23</b>

As at March 31, 2024 CWIP	Amount in CWIP for a period of				Rs. In Lakhs
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress .....	45.44	–	127.02	–	172.46
Projects temporarily suspended.....	–	–	–	23.92	23.92
<b>Total</b>	<b>45.44</b>	<b>–</b>	<b>127.02</b>	<b>23.92</b>	<b>196.38</b>

(b) There is no capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan.

**Note No. 5 Investment Property**

Carrying Amounts of:	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Completed Investment Properties (Net Value).....</b>	<b>7,556.23</b>	<b>7,712.78</b>

Description of Assets	Land	Buildings	Total
<b>I. Gross Carrying Amount</b>			
Balance as at April 1, 2024	370.04	10,052.34	10,422.38
Addition	–	–	–
<b>Balance As at March 31, 2025</b>	<b>370.04</b>	<b>10,052.34</b>	<b>10,422.38</b>
<b>II. Accumulated depreciation and impairment</b>			
Balance as at April 1, 2024	64.68	2,644.92	2,709.60
Addition	3.68	152.87	156.55
<b>Balance As at March 31, 2025</b>	<b>68.36</b>	<b>2,797.79</b>	<b>2,866.15</b>
<b>III. Net carrying amount as at 31 March 2025 (I-II)</b>	<b>301.68</b>	<b>7,254.55</b>	<b>7,556.23</b>

Description of Assets	Land	Buildings	Total
<b>I. Gross Carrying Amount</b>			
Balance as at April 1, 2023	370.04	10,052.34	10,422.38
Addition	–	–	–
<b>Balance As at March 31, 2024</b>	<b>370.04</b>	<b>10,052.34</b>	<b>10,422.38</b>
<b>II. Accumulated depreciation and impairment</b>			
Balance as at April 1, 2023	61.00	2,483.39	2,544.39

Description of Assets	Land	Buildings	Total
Addition	3.68	161.53	165.21
<b>Balance As at March 31, 2024</b>	<b>64.68</b>	<b>2,644.92</b>	<b>2,709.60</b>
<b>III. Net carrying amount as at March 31, 2024 (I-II)</b>	<b>305.36</b>	<b>7,407.42</b>	<b>7,712.78</b>

**Fair value disclosure on Company's investment properties**

- (i) The Company's investment properties consist of land and buildings with current rentable area of 4.30 Lakhs sq. ft. Management determined that the investment properties consist of two classes of assets – Land and Buildings – based on the nature, characteristics and risks of each property.
- (ii) As at March 31, 2025 and March 31, 2024, the fair values of the properties are Rs. 21,464.19 Lakhs and Rs. 21,340.50 Lakhs respectively (Level 3). These are based on valuations performed by Purshotam Khandelwal who is registered with an authority which governs the valuers in India and has appropriate qualification and experience in the valuation of properties.
- (iii) The Company has no restrictions on the realisability of its investment properties and no contractual obligations to either purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

**Description of valuation techniques used and key inputs to valuation on investment properties:****Valuation technique - Income Approach Method**

Significant unobservable Inputs	Range (weighted average)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Annual Rental.....	1,247.79	1,352.46
Less: Repairs and Maintenance Expenses, Insurance, etc. 15% .....	187.17	202.87
Net Annual Rental .....	1,060.62	1,149.59
Capitalized Net Yield.....	10.00%	10.00%
Net Annual Income.....	10,606.18	11,495.91

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

	Range (weighted average)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Significant unobservable Inputs</b>		
Total Built Up area (Sq Ft area) .....	<b>4,30,672</b>	4,30,672
Rented Built Up Area .....	<b>2,85,898</b>	2,85,898
Area under Possession MWCJ.....	<b>1,44,773</b>	1,44,773
Market Rate /Sq. ft Rs. 7,500 FY 2024-25 Rs. 6,800 FY 2023-24 .....	<b>10,858.01</b>	9,844.59
<b>Total Market Value</b>	<b>21,464.19</b>	<b>21,340.50</b>
Realisable Value.....	<b>17,171.35</b>	17,072.40
Realisable Value (in crores) .....	<b>171.71</b>	170.72
Distress Sale Value .....	<b>12,878.52</b>	12,804.30
Distress Sale Value (in crores) .....	<b>128.79</b>	128.04

**Basis of Valuation Method:** Valuation is carried out by income approach method (also called Yield Method) adopted in which appropriate rate of return is capitalised to reach the market value of the property of the portion rent out and sales comparable method use for the portion under owner possession.

For depreciation method used and useful lives or depreciation rates used, Refer Note 2.

**Note No. 6 Intangible Assets**

	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Carrying Amounts of:</b>		
<b>Other Intangible Assets</b> .....	<b>-</b>	<b>-</b>

Description of Assets	Computer Software	Total
<b>I. Gross Carrying Amount</b>		
Balance as at April 1, 2024	52.03	52.03
<b>Balance As at March 31, 2025</b>	<b>52.03</b>	<b>52.03</b>
<b>II. Accumulated depreciation and impairment</b>		
Balance as at April 1, 2024	52.03	52.03
<b>Balance As at March 31, 2025</b>	<b>52.03</b>	<b>52.03</b>
<b>III. Net carrying amount as at 31 March 2025 (I-II)</b>	<b>-</b>	<b>-</b>

Description of Assets	Computer Software	Total
<b>Intangible Assets</b>		
<b>I. Gross Carrying Amount</b>		
Balance as at April 1, 2023	52.03	52.03
Balance as at 31 March, 2024	52.03	52.03
<b>II. Accumulated depreciation and impairment</b>		
Balance as at April 1, 2023	52.03	52.03
<b>Balance as at March 31, 2024</b>	<b>52.03</b>	<b>52.03</b>
<b>III. Net carrying amount as at March 31, 2024 (I-II)</b>	<b>-</b>	<b>-</b>

**Note:** For depreciation method used and useful lives or depreciation rates used, Refer Note 2.

**Note No. 7 Security Deposits**

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
<b>Security Deposits</b>				
- Unsecured, considered good .....	-	101.57	-	89.01
<b>Total</b> .....	<b>-</b>	<b>101.57</b>	<b>-</b>	<b>89.01</b>

**Note No. 8 Other Financial Assets**

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
<b>Financial assets at amortised cost</b>				
a) Interest Accrued on deposits .....	0.01	-	0.78	-
<b>Total</b> .....	<b>0.01</b>	<b>-</b>	<b>0.78</b>	<b>-</b>

**Note No. 9 Other Assets**

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
<b>Other advances</b>				
(i) Balances with government authorities (other than income taxes)....	63.40	82.91	19.64	82.91
(ii) Income Tax Assets (Net of provision of Rs. 25,225.23 Lakhs - FY 25: Rs. 21,480.90 Lakhs - FY24) .....	-	234.32	-	71.37

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
(iii) Taxes paid under Protest (Refer note 32) .....	–	406.88	–	406.88
(iv) Prepaid Expenses .....	80.83	13.29	73.50	17.76
(v) Advance to vendors .....	136.02	123.19	4.48	123.19
(vi) Others .....	3.49	–	6.34	–
<b>Total</b> .....	<b>283.74</b>	<b>860.59</b>	<b>103.96</b>	<b>702.11</b>

**Note No. 10 Inventories**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Inventories (Work-in-progress).....	45,107.67	49,779.45
<b>Total Inventories</b> .....	<b>45,107.67</b>	<b>49,779.45</b>
<b>Included in above:</b>		
Land Cost.....	15,534.02	20,597.53
Development Cost.....	29,573.65	29,181.92
<b>Total</b> .....	<b>45,107.67</b>	<b>49,779.45</b>

(i) The cost of inventories recognised as an expense during the year was Rs. 7,486.25 Lakhs (FY 2023-2024: Rs. 5,057.38 Lakhs).

(ii) The carrying amount of inventories is pledged as security for overdraft facility, which has not been utilised.

(iii) Mode of valuation of inventories is cost or net realisable value whichever is less. Refer Note 2.8.

**Note No. 11 Investments**

Particulars	Current	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I. Unquoted Investments</b>		
Investments in Mutual Funds.....	7,350.11	9,585.21
<b>Total Unquoted Investments</b> .....	<b>7,350.11</b>	<b>9,585.21</b>
<b>Investments Carried At FVTPL</b>	<b>7,350.11</b>	<b>9,585.21</b>
<b>Other disclosures:</b>		
Aggregate amount of Market value of investments .....	7,350.11	9,585.21

Refer Note 36 for disclosure of Measurement Requirements as per Ind AS 107, 109 and 113.

**Note No. 12 Trade Receivables**

Particulars	Rs. in Lakhs	
	Current	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Trade receivables</b>		
(a) Trade Receivables considered good - Unsecured.....	529.84	3,344.45
(b) Trade Receivables - Credit impaired. ....	169.65	172.85
Less: Allowance for credit losses	(169.65)	(172.85)
<b>TOTAL</b> .....	<b>529.84</b>	<b>3,344.45</b>

Outstanding for following periods from due date of payment	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Undisputed Trade receivables – considered good	Undisputed Trade Receivables – credit impaired	Undisputed Trade receivables – considered good	Undisputed Trade Receivables – credit impaired
Less than 6 months .....	222.69	–	3,067.21	–
6 months - 1 year.....	77.55	–	110.29	–
1-2 years .....	66.85	–	50.47	–
2-3 years .....	53.87	–	80.65	–
More than 3 years.....	108.88	169.65	35.83	172.85
<b>Total</b> .....	<b>529.84</b>	<b>169.65</b>	<b>3,344.45</b>	<b>172.85</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 13 Cash and Bank Balances**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Cash and cash equivalents</b>		
(a) Balances with banks .....	<b>95.44</b>	164.13
(b) Cash on hand .....	-	1.16
(c) Fixed Deposits with original maturity less than 3 months .....	<b>50.00</b>	3,000.00
<b>Total Cash and cash equivalents .....</b>	<b>145.44</b>	3,165.29

**Note No. 14 Share Capital**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Authorised Share Capital:</b>		
150,000,000 fully paid equity shares of Rs 10 each .....	<b>15,000.00</b>	15,000.00
50,000,000 Preference shares of Rs 10 each .....	<b>5,000.00</b>	5,000.00

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

Particulars	Opening Balance	Other Changes	Closing Balance
Equity Shares with Voting rights			
Year Ended 31 March 2025			
No. of Shares .....	150,000,000	-	150,000,000
Amount .....	15,000	-	15,000
Year Ended 31 March 2024			
No. of Shares .....	150,000,000	-	150,000,000
Amount .....	15,000	-	15,000

Note: There were no preference shares issued during the year or outstanding as on March 31, 2025 and March 31, 2024.

- (c) Details of shares held by each shareholder holding more than 5% shares:

Class of shares/Name of shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
- Mahindra Lifespace Developers Limited .....	<b>111,000,000</b>	<b>74%</b>	111,000,000	74%
- Rajasthan State Industrial Development and Investment Corporation Limited .....	<b>39,000,000</b>	<b>26%</b>	39,000,000	26%

- (d) Details of shares held by promoters:

Class of shares/ Name of Promoters	Number of shares	% of Total Shares	% Change during the year
<b>As at March 31, 2025</b>			
Equity shares with voting rights			
- Mahindra Lifespace Developers Limited .....	111,000,000	74%	0%
- Rajasthan State Industrial Development and Investment Corporation Limited .....	39,000,000	26%	0%

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Issued, Subscribed and Fully Paid:</b>		
150,000,000 Equity shares of 10 each .....	<b>15,000.00</b>	15,000.00
<b>Total .....</b>	<b>15,000.00</b>	15,000.00
(a) Terms/ rights attached to equity shares:		
(i) The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share and carry right to dividends.		
(ii) The company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting.		
(iii) Repayment of capital will be in proportion to the number of equity shares held.		

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

Class of shares/ Name of Promoters	Number of shares	% of Total Shares	% Change during the year
<b>As at March 31, 2024</b>			
Equity shares with voting rights			
– Mahindra Lifespace Developers Limited .....	111,000,000	74%	0%
– Rajasthan State Industrial Development and Investment Corporation Limited .....	39,000,000	26%	0%

**Note No. 15 (a) Other Equity**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Retained earnings .....	17,831.54	31,267.63
Capital redemption reserve .....	5,000.00	5,000.00
Debenture redemption reserve .....	784.05	1,047.33
<b>Total</b> .....	<b>23,615.59</b>	<b>37,314.96</b>

**Note No. 15 (b) Other Equity**

Particulars	Capital Redemption Reserve	Debenture Redemption Reserve	Retained Earnings	Total
<b>As at 1 April, 2024</b> .....	5,000.00	1,047.33	31,267.63	37,314.96
Profit for the year .....	–	–	10,856.83	10,856.83
Other Comprehensive Income (net of taxes) .....	–	–	(1.20)	(1.20)
<b>Total</b> .....	5,000.00	1,047.33	42,123.27	48,170.59
Dividend paid on Equity Shares .....	–	–	(24,555.00)	(24,555.00)
Transfers from Debenture Redemption Reserve .....	–	(263.27)	263.27	–
<b>As at March 31, 2025</b> .....	<b>5,000.00</b>	<b>784.05</b>	<b>17,831.54</b>	<b>23,615.59</b>

Particulars	Capital Redemption Reserve	Debenture Redemption Reserve	Retained Earnings	Total
<b>As at 1 April, 2023</b> .....	5,000.00	1,156.47	21,492.51	27,648.98
Profit for the year .....	–	–	14,168.33	14,168.33
Other Comprehensive Loss (net of taxes) .....	–	–	(2.35)	(2.35)
<b>Total</b> .....	5,000.00	1,156.47	35,658.49	41,814.96
Dividend paid on Equity Shares .....	–	–	(4,500.00)	(4,500.00)
Transfers from Debenture Redemption Reserve .....	–	(109.14)	109.14	–
<b>As at March 31, 2024</b> .....	<b>5,000.00</b>	<b>1,047.33</b>	<b>31,267.63</b>	<b>37,314.96</b>



**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Capital Redemption Reserve:** The Capital Redemption Reserve was created against redemption of Preference Shares.

**Debenture Redemption Reserve:** Debenture Redemption Reserve is a provision created against issue of debentures to protect investors against the possibility of default by the Company.

Pursuant to Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014 (amended vide Notification dated August 16, 2019), an amount of Rs. 263.27 Lakhs (PY-Rs.109.14 Lakhs) being the excess Debenture Redemption Reserve in the books of account has been transferred to Retained Earnings.

**Retained Earnings:** This reserve represents cumulative profits of the Company and effects of remeasurement of defined benefit obligations. This reserve can be utilised in accordance with the provisions of the Companies Act, 2013.

**Note No. 16 Borrowings**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Non- Current Borrowings</b>		
Measured at amortised cost		
<b>Unsecured Borrowings:</b>		
- Other Loans - Refer Note 16A .....	7,851.15	10,468.51
<b>Total Unsecured Borrowings .....</b>	<b>7,851.15</b>	<b>10,468.51</b>
<b>Total Non-Current Borrowings .....</b>	<b>7,851.15</b>	<b>10,468.51</b>

**Summary of Borrowing Arrangements:**

Note 16A The Company has issued, on July 5, 2018 - unsecured, unlisted, redeemable, non-convertible debentures as below:

Particulars	Series 1A *	Series 1B	Series B	Total
Face Value (Rs.)	100.00	100.00	100.00	
No. of Debentures	6,622,870	12,856,160	1,947,903	21,426,933
Total Face Value (Value in Lakhs)	6,622.87	12,856.16	1,947.90	21,426.93
Discount on issue	10%	10%	Nil	Nil
<b>Total Issue Value (Value in Lakhs)</b>	<b>5,960.58</b>	<b>11,570.54</b>	<b>1,947.90</b>	<b>19,479.03</b>

\* Series 1A has been completely redeemed in previous year FY 2023.

**The key terms series 1A are as below:**

Coupon on each Series 1A Debenture shall accrue on a quarterly basis at the end of each quarter of a Financial Year, and shall become due and payable to the holders of Series 1A Debentures quarterly subject to availability of Distributable Cash as determined by Distribution committee. The Company shall redeem the relevant Series 1A Debentures in the in accordance with the Distribution Waterfall and Distribution Waterfall Mechanism.

**Note No. 18 Provisions**

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
(a) Provision for employee benefits				
- Gratuity.....	14.00	62.59	13.61	57.06
- Leave encashment.....	15.75	33.92	11.55	33.42
(b) Other Provisions				
(1) Provision for cost of sale .....	4,145.05	2,293.24	3,922.30	2,784.17
<b>Total Provisions.....</b>	<b>4,174.80</b>	<b>2,389.75</b>	<b>3,947.46</b>	<b>2,874.65</b>

Note - 18(a) The Other Provisions are not subject to discounting, considering no fixed timeline to incur cash outflow.

**The key terms series 1B are as below:**

Coupon on each Series 1B Debenture shall accrue on a quarterly basis at the end of each quarter of a Financial Year, and shall become due and payable to the holders of Series 1B Debentures quarterly subject to availability of Distributable Cash as determined by Distribution committee. The Company shall redeem the relevant Series 1B Debentures in the in accordance with the Distribution Waterfall and Distribution Waterfall Mechanism.

**The key terms series B are as below:**

Coupon on each Series B Debenture shall accrue on a quarterly basis at the end of each quarter of a Financial Year, and shall become due and payable to the holders of Series B Debentures quarterly subject to availability of Distributable Cash as determined by Distribution committee. The Company shall redeem the relevant Series B Debentures in the in accordance with the Distribution Waterfall and Distribution Waterfall Mechanism.

**Non- Current Borrowings Outstanding Summary**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Non-Convertible Debentures - International Finance Corporation.....	7,851.15	10,468.51
<b>Total .....</b>	<b>7,851.15</b>	<b>10,468.51</b>

**Note No. 17 Other Financial Liabilities**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Other Financial Liabilities Measured at Amortised Cost</b>		
<b>Non-Current</b>		
(a) Security Deposits .....	2.94	1.52
<b>Total Non Current Other financial liabilities measured at amortised cost .....</b>	<b>2.94</b>	<b>1.52</b>
<b>Current</b>		
a) Interest Accrued but not due (Note - 16A) .....	2,489.34	2,037.72
b) Other liabilities		
(1) Capital Creditors .....	20.28	51.85
(2) Security Deposits from lessees .....	2,726.01	2,281.74
(3) Others .....	26.69	22.71
<b>Total Current Other financial liabilities measured at amortised cost .....</b>	<b>5,262.32</b>	<b>4,394.02</b>
<b>Total other financial liabilities .....</b>	<b>5,265.26</b>	<b>4,395.54</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 19 Deferred Tax Liabilities (Net)**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Deferred Tax Liabilities.....	2,012.71	1,893.74
Deferred Tax Assets.....	(38.03)	(29.11)
<b>Total .....</b>	<b>1,974.68</b>	<b>1,864.63</b>

**(i) Movement in deferred tax balances**

For the Year ended 31 <sup>st</sup> March, 2025			
Particulars	Opening Balance	For the year	Closing Balance
<u>Tax effect of items constituting deferred tax liabilities</u>			
Property, Plant and Equipment .....	1,893.74	112.79	2,006.53
Right of Use Assets .....	–	6.18	6.18
(A)	1,893.74	118.97	2,012.71
<u>Tax effect of items constituting deferred tax assets</u>			
Provisions for Leave Encashment and Gratuity..	29.11	2.67	31.78
Lease Liabilities.....	–	6.25	6.25
(B)	29.11	8.92	38.03
<b>Net Tax Liabilities.....(A - B)</b>	<b>1,864.63</b>	<b>110.05</b>	<b>1,974.68</b>

For the year ended March 31, 2024

Particulars	Opening Balance	For the year	Closing Balance
<u>Tax effect of items constituting deferred tax liabilities</u>			
Property, Plant and Equipment.....	2,150.59	(256.85)	1,893.74
(A)	2,150.59	(256.85)	1,893.74
<u>Tax effect of items constituting deferred tax assets</u>			
Provisions for Leave Encashment and Gratuity..	33.22	(4.11)	29.11
(B)	33.22	(4.11)	29.11
<b>Net Tax Liabilities.....(A - B)</b>	<b>2,117.37</b>	<b>(252.74)</b>	<b>1,864.63</b>

Note: Deferred tax Credit/(Charge) recognised in other comprehensive income on remeasurements of the defined benefit plans is Rs. 0.40 Lakhs (Previous Year Rs. 0.79 Lakhs).

**Note No. 20 Other Liabilities**

Particulars	
a. Advances received from customers .....	
b. Statutory dues	
- taxes payable (other than income taxes).....	
- Income Tax Liability .....	
c. Others* .....	
<b>TOTAL OTHER LIABILITIES .....</b>	

\* Others represent the rent free deposits received from customers.

As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
Current	Non-Current	Current	Non-Current
3,858.43	–	1,174.43	–
752.07	–	29.04	–
–	–	–	–
17.30	1,357.11	15.51	1,231.52
4,627.80	1,357.11	1,218.98	1,231.52

**Note No. 21 Trade Payables**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Trade payables - Micro and small enterprises - Refer Note 33 .....	86.57	33.81
Trade payable - Other than micro and small enterprises .....	1,800.72	1,531.69
<b>Total trade payables.....</b>	<b>1,887.29</b>	<b>1,565.50</b>

**As at March 31, 2025**

Outstanding for following periods	MSME	Others	Disputed dues – MSME	Disputed dues - Others
Less than 1 year .....	79.41	1,208.34	–	–
1-2 years .....	7.16	200.38	–	–
2-3 years .....	–	27.51	–	–
More than 3 years.....	–	364.50	–	–
<b>Total .....</b>	<b>86.57</b>	<b>1,800.72</b>	<b>–</b>	<b>–</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

As at March 31, 2024

Outstanding for following periods	MSME	Others	Disputed dues – MSME	Disputed dues – Others
Less than 1 year .....	31.87	16.76	-	-
1-2 years .....	1.94	556.54	-	-
2-3 years .....	-	268.28	-	-
More than 3 years.....	-	690.11	-	-
<b>Total .....</b>	<b>33.81</b>	<b>1,531.69</b>	<b>-</b>	<b>-</b>

- Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.
- The average credit period in the range of 0-60 days on goods/service received is as per the terms of the agreement with vendors.
- The above information regarding Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

**Note No. 22 Revenue from Operations**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Revenue from rendering of services:		
(i) Land Lease Premium.....	21,802.71	23,151.93
(ii) Property Rentals- eVolve .....	1,259.94	1,363.72
(iii) Income from Operation and Maintenance.....	3,366.37	2,839.78
(iv) Others.....	-	200.89
<b>Total Revenue from Operations .....</b>	<b>26,429.02</b>	<b>27,556.32</b>

22. (a) During the year, the company has leased 53.87 acres (Previous year - 76.11 acres) of land on long term basis. Out of this, 7.51 acres (Previous year - 27.38 acres) is in Special Economic Zone (SEZ) and 46.36 acres (Previous year - 48.73 acres) is in the Non Special Economic Zone (Non SEZ).

22. (b) During the Previous year FY 24, Others represent transfer fee towards transfer of plot by client Rs. 200.89 Lakhs.

**Note No. 23 Other Income**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Interest Income		
- Interest on Bank Deposits .....	11.06	6.82
- Others .....	-	11.26
(b) Net gain arising on financial assets designated as at FVTPL .....	813.57	557.52
(c) Miscellaneous Income.....	12.74	14.95
<b>Total Other Income.....</b>	<b>837.37</b>	<b>590.55</b>

**Note No. 24 Cost of Projects**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Cost of Projects:</b>		
Opening Stock:		
Work-in-progress.....	49,779.45	47,033.75
<b>Sub-Total (a) .....</b>	<b>49,779.45</b>	<b>47,033.75</b>
Add: Expenses incurred during the year		
Civil, Electrical, Contracting etc.#...	2,057.03	7,122.09
Finance Costs .....	353.96	460.33
Overheads allocated * .....	403.48	220.66
<b>Sub-Total (b) .....</b>	<b>2,814.47</b>	<b>7,803.08</b>
Less: Closing Stock:		
Work in progress.....	45,107.67	49,779.45
<b>Sub-Total (c) .....</b>	<b>45,107.67</b>	<b>49,779.45</b>
<b>Total (a+b-c).....</b>	<b>7,486.25</b>	<b>5,057.38</b>

\* Overheads represent manpower and admin expenses inventorised.

# During the previous year ended March 31, 2024, the management reassessed the provision for cost of development of land. Consequent to this exercise, a reversal of provision for cost of development of Rs. 875 lakhs was accounted as a reduction from the cost of projects.

**Note No. 25 Operation & Maintenance expenses**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Site Electricity and Diesel Expenses....	225.52	143.96
(b) Repairs and Maintenance Expenses....	609.28	358.46
(c) Security Charges.....	294.83	290.07
(d) Landscaping/Water Charges.....	800.68	711.74
(e) Cleaning/Housekeeping Charges .....	429.50	232.57
(f) Organization Expenses .....	67.18	62.22
(g) Insurance Expenses.....	33.44	33.61
(h) Legal and Professional Fees .....	0.01	5.75
(i) Rates and Taxes .....	7.25	7.24
(j) Other Miscellaneous Expenses .....	59.82	31.34
<b>Total Operation and Maintenance Expense.....</b>	<b>2,527.51</b>	<b>1,876.96</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 26 Employee Benefits Expense**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Salaries and wages, including bonus* ...	738.21	595.46
(b) Contribution to provident and other funds.....	50.33	41.80
(c) Staff welfare expenses.....	27.65	26.68
<b>Total Employee Benefits Expense .....</b>	<b>816.19</b>	<b>663.94</b>
Less : Allocated to projects.....	(282.03)	(181.16)
<b>Total Net Employee Benefits Expense ..</b>	<b>534.16</b>	<b>482.78</b>

\* Includes cost for Employee Stock Options of Mahindra Lifespace Developers Limited issued to employees of the Company aggregating to - Nil (Previous year Rs. 0.13 Lakhs).

**Note No. 27 Finance Costs**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Interest expense.....	834.25	1,160.35
(b) Other interest costs.....	1.24	68.91
<b>Total finance costs.....</b>	<b>835.49</b>	<b>1,229.26</b>
Less : Allocated to projects.....	(353.96)	(460.33)
<b>Total Net finance costs.....</b>	<b>481.53</b>	<b>768.93</b>

27. (a) The interest is inventorised on borrowings referred to in Note 16A and in the ratio of undeveloped inventory to the total inventory.

27. (b) Borrowing cost allocated to projects refers to interest on borrowings in Note 16A.

**Note No. 28 Other Expenses**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Rent including Lease Rentals.....	8.42	9.64
(b) Rates and Taxes .....	27.48	32.34
(c) Insurance.....	0.45	0.23
(d) Repairs and Maintenance- Others.....	42.96	76.48
(e) Power and Fuel.....	11.45	8.69
(f) Travelling and Conveyance .....	56.20	63.31
(g) Legal and Professional Fees .....	86.99	83.09
(h) Printing and Stationery .....	3.66	4.71
(i) Communication .....	24.72	8.02
(j) Advertisement, Marketing and Business Development .....	427.98	285.60
(k) Auditors Remuneration (Refer note no. 28 (a)).....	20.96	20.00
(l) Expenditure on Corporate Social Responsibility (Refer note no. 28 (b)) ..	352.00	256.00
(m) Provision for Doubtful Debts.....	(3.20)	—
(n) Development Management Fees.....	48.60	70.42
(o) Miscellaneous Expenses.....	11.78	8.06
<b>Total Gross Other Expenses.....</b>	<b>1,120.45</b>	<b>926.59</b>
<b>Less : Allocated to projects/Capitalised....</b>	<b>(121.45)</b>	<b>(39.50)</b>
<b>Total Net Other Expenses .....</b>	<b>999.00</b>	<b>887.09</b>

**Note No. 28 (a) Auditors Remuneration**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Payments to the auditors comprises:</b>		
- For audit including limited reviews .....	17.47	16.60
- Certifications .....	3.49	3.40
- Reimbursement of expenses.....	—	—
<b>Total .....</b>	<b>20.96</b>	<b>20.00</b>

**Note No. 28(b) Corporate Social Responsibility (CSR)**

Nature of CSR activities	Education	Health	Environment	Group CSR Activities	Others	Total
Amount required to be spent by the Company during the year .....	86.20	60.80	105.00	—	100.00	352.00
Amount of expenditure incurred.....	86.20	60.80	105.00	—	100.00	352.00
Shortfall at the end of the year.....	—	—	—	—	—	—
Total of previous years shortfall.....	—	—	—	—	—	—
Reason for shortfall.....	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Details of related party transactions .....	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Provision.....	—	—	—	—	—	—

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 28(c) Ratios**

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

Particulars	Numerator	Denominator	31st March 2025	31st March 2024	Variance (%)	Reason for Variance
Current Ratio .....	Current Assets	Current Liabilities	3.35	5.93	-44%	Due to decrease in trade receivables
Debt Equity Ratio .....	Debt	Equity	0.20	0.20	2%	
Debt Service Coverage Ratio (DSCR) .....	EBITDA <sup>1</sup>	Debt Service <sup>2</sup>	1.89	1.77	7%	
Return of Equity .....	Profit after tax	Net worth	28.12%	27.08%	4%	
Inventory Turnover ratio .....	Cost of Sales <sup>3</sup>	Average Inventory	0.21	0.14	47%	Due to increase in Cost of sales
Trade Receivables turnover ratio.....	Turnover	Average Trade Receivables	13.64	14.07	-3%	
Trade Payable turnover ratio .....	Cost of Sales <sup>3</sup>	Average Trade Payable	5.80	4.97	17%	
Net capital turnover ratio.....	Turnover	Working Capital	0.71	0.50	40%	Due to decrease in working capital
Net profit ratio .....	PAT	Revenue	41.08%	51.42%	-20%	
Return on Capital employed .....	EBIT	Capital employed <sup>4</sup>	22.41%	21.92%	2%	

Notes:

- Earnings before interest, tax, depreciation and amortisation
- Debt service = Current Borrowings + Non-Current borrowings + Interest charged to statement of profit and loss
- Refer Notes 24 and 25
- Capital employed = Net worth + Total Debt + Deferred Tax Liability

**Note No. 29 Current Tax and Deferred Tax****Income Tax recognised in Statement of Profit and Loss**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Current Tax:</b>		
In respect of current year.....	3,744.33	4,715.56
<b>Deferred Tax:</b>		
In respect of current year origination and reversal of temporary differences.....	110.29	(251.95)
<b>Total income tax expense .....</b>	<b>3,854.62</b>	<b>4,463.61</b>

**The total Income tax computation reconciled with book profit**

Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Profit before Tax .....	14,711.45	18,631.94
Income Tax FY 25 @ 25.17% and for FY 24 @ 25.17%.....	3,702.87	4,689.66
Effect of expenses that is non-deductible in determining taxable profit:		
CSR Expenses .....	88.60	64.44
Interest on Advance Tax.....	—	14.60
Others .....	63.96	(305.09)
<b>Total .....</b>	<b>3,854.62</b>	<b>4,463.61</b>
<b>Income tax expense recognised in Statement of Profit and Loss .....</b>	<b>3,854.62</b>	<b>4,463.61</b>

**Note No. 30 Earnings per Share****Basic earnings per share**

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

**Particulars**

For the year ended 31<sup>st</sup> March, 2025

For the year ended 31<sup>st</sup> March, 2024

Profit for the year attributable to owners of the Company.....	10,856.83	14,168.33
Profit for the year used in the calculation of basic earnings per share.....	10,856.83	14,168.33
Weighted average number of equity shares (Nos.).....	150,000,000	150,000,000
Basic and diluted earnings per share (in rupees per share) of Face Value- Rs. 10 Per Share.....	7.24	9.45

Note: The Company has not issued any potential equity shares and hence, basic and diluted EPS are the same.

**Note No. 31 Segment information**

The Company operates in only one business segment, i.e. 'lease of land and properties constructed thereon' based on the nature of the services and products, the risks and returns, etc. This has been determined in a manner consistent with the internal reporting provided to the Chief Executive Officer of the Company who is regarded as Chief Operating Decision Maker ("CODM"). The Company operates only in India and considering that the conditions prevailing in India being uniform, no separate geographical disclosure within India is considered necessary.

**Note No. 32 Contingent liabilities and commitments**

Particulars

As at 31<sup>st</sup> March, 2025

As at 31<sup>st</sup> March, 2024

Contingent liabilities (to the extent not provided for)

**(a) Indirect Tax Matters under appeal\***

GST and Service Tax claims disputed by the Company relating to issues of applicability and interest on demand. The Company is pursuing the matter with the appropriate Appellate Authorities. ....

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**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>(b) Other Matters disputed #</b>		
Shahri Jamabandi (Urban Assessment/Ground rent demanded by Jaipur Development Authority, Government of Rajasthan) .....	<b>103,303.25</b>	32,179.39
#The above amount is based on demand raised, which the Company is contesting with the concerned authorities. Outflows, if any, arising out of this claim would depend on the outcome of the decision of the appellate authorities and the Company's rights for future appeals. No outflows are expected.		

\*In the opinion of the management, the above claims are not sustainable, and the Company does not expect any outflow of economic resources in respect of above claims and therefore, no provision is made in respect thereof.

**Note No. 33 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Dues to Micro and Small Enterprises remaining unpaid .....</b>	<b>86.57</b>	33.81
- Principal .....	<b>86.57</b>	33.81
- Interest .....	-	-

(i) Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information available with the Company.

(ii) There are no overdue amounts at any time during the year and hence, no interest amount is due or paid during the year.

**Note No. 34 Employee benefits****(a) Defined Contribution Plan**

The Company's contribution to Provident Fund aggregating Rs. 33.41 lakhs (31st March, 2024, Rs. 29.55 lakhs) has been recognised in the Statement of Profit or Loss under the head Employee Benefits Expense.

**(b) Defined Benefit Plans:****Gratuity**

The Company operates a gratuity plan covering qualifying employees. The benefit payable is the greater of the amount calculated as per the Payment of Gratuity Act, 1972 or the Company scheme applicable to the employee. The benefit vests upon completion of five years of continuous service and once vested it is payable to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting.

Through its defined benefit plans the Company is exposed to a number of risks, the most significant of which are detailed below:

**Investment risk**

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

**Interest risk**

A decrease in the bond interest rate will increase the plan liability.

**Longevity risk**

The present value of defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

**Salary risk**

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

Particulars	Valuation as at	
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Discount rate(s) .....	<b>6.71%</b>	7.18%
Expected rate(s) of salary increase .....	<b>10.00%</b>	10.00%
Attrition Rate .....	<b>21.00%</b>	21.00%
Average Longevity.....	<b>IALM (2012-14) Urban</b>	IALM (2012-14) Urban

Retirement age is considered to be 60 years.

**Defined benefit plans (unfunded) – As per Actuarial Valuation**

Particulars	Defined Benefit Plan (Unfunded)	
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
	<b>Gratuity</b>	
<b>Amounts recognised in comprehensive income in respect of these defined benefit plans are as follows:</b>		
Current Service Cost .....	<b>7.01</b>	6.56
Net interest expense.....	<b>5.07</b>	4.75
Components of defined benefit costs recognised in profit or loss.....	<b>12.08</b>	11.32
Actuarial (Gain)/Loss on obligation.....	<b>1.60</b>	3.14
Components of defined benefit costs recognised in other comprehensive income .....	<b>1.60</b>	3.14
<b>Total .....</b>	<b>13.68</b>	14.46

**I. Net Asset/(Liability) recognised in the Balance Sheet as at March 31.....**

1. Present value of defined benefit obligation as at 31 March.....	<b>76.59</b>	70.67
2. Surplus/(Deficit).....	<b>(76.59)</b>	(70.67)
3. Current portion of the above ....	<b>14.00</b>	13.61
4. Non current portion of the above .....	<b>62.59</b>	57.06

**II. Change in the obligation during the year ended March 31**

1. Present value of defined benefit obligation at the beginning of the year .....	<b>70.67</b>	65.03
2. Expenses Recognised in Profit and Loss Account		
- Current Service Cost .....	<b>7.01</b>	6.56
- Interest Expense (Income)...	<b>5.07</b>	4.75



**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

Particulars	Defined Benefit Plan (Unfunded)		Principal assumptions	Year	Impact on defined benefit obligation	
	Gratuity				Increase in assumption by 1%	Decrease in assumption by 1%
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024				
3. Liability transferred In/ Acquisitions	4.35	2.71	Discount rate	2025	74.27	79.08
				2024	68.46	73.03
4. Liability Transferred Out/ Divestments	(0.39)	(0.93)	Salary growth rate	2025	78.98	74.31
				2024	72.95	68.50
5. Recognised in Other Comprehensive Income			<p>The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.</p> <p>The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to previous period.</p>			
<b>Remeasurement gains/(losses):</b>						
- Actuarial Gain (Loss) arising from:						
i. Demographic Assumptions .....	-	-				
ii. Financial Assumptions...	1.11	0.29				
iii. Experience Adjustments ..	0.48	2.85	<b>Maturity profile of defined benefit obligation:</b>			
6. Benefit payments .....	(11.72)	(10.61)				
<b>7. Present value of defined benefit obligation at the end of the year.....</b>	<b>76.59</b>	<b>70.67</b>	Within 1 year.....		14.01	13.60
			1 - 2 year.....		12.19	11.74
			2 - 3 year.....		10.88	10.25
			3 - 4 year.....		13.35	9.05
			4 - 5 year.....		16.43	10.57
			5 - 10 years.....		21.54	27.86

The sensitivity of the defined benefit obligation to changes by in the weighted principal assumptions is:

The sensitivity of the defined benefit obligation to changes by in the weighted principal assumptions is:

**Note No. 35 Related Party Transactions**

Description of relationship	Names of related parties	Description of relationship	Names of related parties
Entities having joint control/ significant influence over Company	Mahindra & Mahindra Limited Mahindra Lifespace Developers Limited Rajasthan State Industrial Development and Investment Corporation Limited	Fellow Subsidiaries (Note 1)	Mahindra World City Developers Limited Mahindra Integrated Business Solutions Private Limited Mahindra Solarize Private Limited MLL Mobility Private Limited Indo French Chamber of Commerce & Industry Mahindra Homes Private Limited Mahindra Bloomdale Developers Limited Mahindra and Mahindra Financial Services Limited Mahindra Teqo Private Limited
Key Management Personnel (KMP)	Mr. Anuj Bindal - Chief Executive Officer Mr. Keshav Singhal - Chief Financial Officer - w.e.f. 25.07.2023 Ms. Bijal Parmar - Company Secretary - w.e.f. 15.04.2024 Mr. Ameet Hariani - Non-Executive Independent Director Mr. Maheswar Sahu - Non-Executive Non-Independent Director Mr. Salil Singhal - Non-Executive Non-Independent Director Ms. Amrita Chowdhury - Non-Executive Independent Director	Associate of Ultimate Holding Company	Tech Mahindra Limited

# NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025

All amounts are in Lakhs unless otherwise stated

Details of transaction between the Company and its related parties are disclosed below:

Nature of transactions with Related Parties	For the year ended	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited	Rajasthan State Industrial Development and Investment Corporation Limited	Mahindra Integrated Business Solutions Private Limited	Mahindra Solarize Private Limited	Mahindra Tejo Private Limited	Tech Mahindra Limited	Mahindra and Mahindra Financial Services Limited	MLL Mobility Private Limited	Indo French Chamber of Commerce & Industry	Mahindra Homes Private Limited	Mahindra Bloomdale Developers Limited	Mr. Anuj Bindal	Mr. Keshav Singhal	Key Management Personnel
Rendering of services	31-Mar-25	45.56	–	–	–	–	–	–	–	–	–	–	1.75	–	–	–
	31-Mar-24	44.52	–	–	–	–	–	–	–	–	–	–	4.39	–	–	–
Receiving of services	31-Mar-25	38.28	148.18	–	22.23	–	1.98	–	22.57	–	0.76	–	–	–	–	–
	31-Mar-24	40.58	117.31	–	10.59	–	–	–	–	26.30	0.86	2.97	–	–	–	–
Director Sitting Fee	31-Mar-25	–	–	–	–	–	–	–	–	–	–	–	–	–	–	3.00
	31-Mar-24	–	–	–	–	–	–	–	–	–	–	–	–	–	–	2.90
Purchase of Property, Plant and Equipment	31-Mar-25	–	–	–	–	–	–	–	25.09	–	–	–	–	–	–	–
	31-Mar-24	–	–	–	–	345.95	–	–	–	–	–	–	–	–	–	–
Land Purchase	31-Mar-25	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	31-Mar-24	–	–	254.86	–	–	–	–	–	–	–	–	–	–	–	–
Reimbursement made to parties	31-Mar-25	1.80	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	31-Mar-24	0.44	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Remuneration	31-Mar-25	–	–	–	–	–	–	–	–	–	–	–	–	113.96	27.32	–
	31-Mar-24	–	–	–	–	–	–	–	–	–	–	–	–	97.48	16.57	–
Equity Shares Dividend Paid	31-Mar-25	–	18,170.70	6,384.30	–	–	–	–	–	–	–	–	–	–	–	–
	31-Mar-24	–	3,330.00	1,170.00	–	–	–	–	–	–	–	–	–	–	–	–

Particulars	Balance as on	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited	Rajasthan State Industrial Development and Investment Corporation Limited	Mahindra Integrated Business Solutions Private Limited	Mahindra Solarize Private Limited	Mahindra Tejo Private Limited	Tech Mahindra Limited	Mahindra and Mahindra Financial Services Limited	MLL Mobility Private Limited	Indo French Chamber of Commerce & Industry	Mahindra Homes Private Limited	Mahindra Bloomdale Developers Limited	Mr. Anuj Bindal	Mr. Keshav Singhal	Key Management Personnel
Trade Payables	31-Mar-25	11.50	22.11	–	0.40	–	–	–	–	5.58	–	–	–	–	–	–
	31-Mar-24	11.07	33.09	–	9.38	39.85	–	–	–	5.58	–	2.97	–	–	–	–
Loans and Advances taken (MOU Advance)	31-Mar-25	–	–	–	–	–	–	570.00	–	–	–	–	–	–	–	–
	31-Mar-24	–	–	–	–	–	–	570.00	–	–	–	–	–	–	–	–
Trade Receivables	31-Mar-25	1.67	–	–	–	–	–	0.41	–	–	–	–	–	–	–	–
	31-Mar-24	1.88	–	–	–	–	–	0.41	–	–	–	–	4.39	–	–	–
Deposits Payable	31-Mar-25	8.40	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	31-Mar-24	8.40	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Advance / Deposit to Vendor	31-Mar-25	–	–	123.19	–	–	–	–	–	–	–	–	–	–	–	–
	31-Mar-24	–	–	123.19	–	–	–	–	–	–	–	–	–	–	–	–

Note:

- Fellow subsidiaries mentioned with which the Company has transactions during the current year or previous year.
- As the liability for gratuity and leave encashment is provided on an actuarial basis for the Company as a whole, the amount pertaining to the Key Management Personnel is not ascertained separately, and therefore, not included above.

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**Note No. 36 Fair Value Measurement**

Fair value of financial assets and financial liabilities that are not measured at fair value

Particulars	31 <sup>st</sup> March, 2025		31 <sup>st</sup> March, 2024	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial assets</b>				
<b>Financial assets designated as FVTPL</b>				
- Investments in Mutual Funds.....	7,350.11	7,350.11	9,585.21	9,585.21
<b>Financial assets carried at Amortised Cost:</b>				
- Trade Receivables.....	529.84	529.84	3,344.45	3,344.45
- Cash and Cash Equivalents.....	145.44	145.44	3,165.29	3,165.29
- Loans.....	101.57	101.57	89.01	89.01
- Other Financial Assets.....	0.01	0.01	0.78	0.78
<b>Total financial assets.....</b>	<b>8,126.97</b>	<b>8,126.97</b>	<b>16,184.74</b>	<b>16,184.74</b>
<b>Financial liabilities</b>				
<b>Financial liabilities held at amortised cost:</b>				
- Long term Borrowings-NCDs.....	7,851.15	7,851.15	10,468.51	10,468.51
- Trade Payables.....	1,887.29	1,887.29	1,565.50	1,565.50
- Lease Liabilities.....	24.84	24.84	—	—
- Other Financial Liabilities.....	5,265.26	5,265.26	4,395.54	4,395.54
<b>Total.....</b>	<b>15,028.54</b>	<b>15,028.54</b>	<b>16,429.55</b>	<b>16,429.55</b>
<b>Fair value hierarchy as at 31<sup>st</sup> March, 2025</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Rs. in Lakhs Total</b>
<b>Financial assets</b>				
<u>Financial assets designated as FVTPL</u>				
- Investments in Mutual Funds.....	7,350.11	—	—	7,350.11
<u>Financial assets carried at Amortised Cost:</u>				
- Trade Receivables.....	—	—	529.84	529.84
- Cash and Cash Equivalents.....	—	—	145.44	145.44
- Loans.....	—	—	101.57	101.57
- Other Financial Assets.....	—	—	0.01	0.01
<b>Total</b>	<b>7,350.11</b>	<b>—</b>	<b>776.86</b>	<b>8,126.97</b>
<b>Financial liabilities</b>				
<u>Financial Liabilities carried at amortised cost:</u>				
- Long term Borrowings-NCDs.....	—	—	7,851.15	7,851.15
- Trade Payables.....	—	—	1,887.29	1,887.29
- Lease Liabilities.....	—	—	24.84	24.84
- Other Financial Liabilities.....	—	—	5,265.26	5,265.26
<b>Total.....</b>	<b>—</b>	<b>—</b>	<b>15,028.54</b>	<b>15,028.54</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

	Rs. in Lakhs			
Fair value hierarchy as at 31 <sup>st</sup> March, 2024	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets designated as FVTPL</u>				
- Investments in Mutual Funds.....	9,585.21	-	-	9,585.21
<u>Financial assets carried at Amortised Cost:</u>				
- Trade Receivables.....	-	-	3,344.45	3,344.45
- Cash and Cash Equivalents.....	-	-	3,165.29	3,165.29
- Loans.....	-	-	89.01	89.01
- Other Financial Assets.....	-	-	0.78	0.78
<b>Total</b>	<b>9,585.21</b>	<b>-</b>	<b>6,599.53</b>	<b>16,184.74</b>
<b>Financial liabilities</b>				
<u>Financial Liabilities carried at amortised cost:</u>				
- Long term Borrowings-NCDs.....	-	-	10,468.51	10,468.51
- Trade Payables.....	-	-	1,565.50	1,565.50
- Other Financial Liabilities.....	-	-	4,395.54	4,395.54
<b>Total</b>	<b>-</b>	<b>-</b>	<b>16,429.55</b>	<b>16,429.55</b>

**Note No. 37 Financial Instruments****Capital management**

The Company manages capital risk in order to maximize shareholders' profit by maintaining sound/optimal capital structure through monitoring of financial ratios, such as debt-to-equity ratio and net borrowings-to-equity ratio on a monthly basis and implements capital structure improvement plan when necessary. There is no change in the overall capital risk management strategy of the Company compared to last year.

The Company is not subject to externally enforced capital regulation.

Debt-to-equity ratio as of 31 March 2025 and 31 March 2024 is as follows:

	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Debt (A)*.....	7,851.15	10,468.51
Equity (B).....	38,615.59	52,314.96
<b>Debt Equity Ratio (A/B) .....</b>	<b>0.20</b>	<b>0.20</b>

\* Debt includes Borrowings (Note No. 16 Borrowings).

**Categories of financial assets and financial liabilities****As at 31<sup>st</sup> March, 2025**

Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Loans.....	101.57	-	-	101.57
<b>Current Assets</b>				
Investments .....	-	7,350.11	-	7,350.11
Trade Receivables ..	529.84	-	-	529.84

Particulars	Amortised Costs	FVTPL	FVOCI	Total
Cash and Cash Equivalents.....	145.44	-	-	145.44
Other Financial Assets				
- Non Derivative Financial Assets	0.01	-	-	0.01
<b>Non-current Liabilities</b>				
Borrowings.....	7,851.15	-	-	7,851.15
Lease Liabilities.....	20.29	-	-	20.29
Other Financial Liabilities				
- Non Derivative Financial Liabilities .....	2.94	-	-	2.94
<b>Current Liabilities</b>				
Lease Liabilities.....	4.55	-	-	4.55
Trade Payables .....	1,887.29	-	-	1,887.29
Other Financial Liabilities				
- Non Derivative Financial Liabilities .....	5,262.32	-	-	5,262.32

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

**As at 31<sup>st</sup> March, 2024**

Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Loans.....	89.01	-	-	89.01
<b>Current Assets</b>				
Investments .....	-	9,585.21	-	9,585.21
Trade Receivables ..	3,344.45	-	-	3,344.45
Cash and Cash Equivalents .....	3,165.29	-	-	3,165.29
Other Financial Assets .....				
- Non Derivative Financial Assets .....	0.78	-	-	0.78
<b>Non-current Liabilities</b>				
Borrowings.....	10,468.51	-	-	10,468.51
Lease Liabilities.....	-	-	-	-
Other Financial Liabilities				
- Non Derivative Financial Liabilities .....	1.52	-	-	1.52
<b>Current Liabilities</b>				
Lease Liabilities.....	-	-	-	-
Trade Payables .....	1,565.50	-	-	1,565.50
Other Financial Liabilities				
- Non Derivative Financial Liabilities .....	4,394.02	-	-	4,394.02

**CREDIT RISK**

## (i) Credit risk management

Credit risk arises when a counter party defaults on its contractual obligations to pay resulting in financial loss to the Company. The Company enters into an agreement with each customer. The

agreement has a termination clause by which the Company can terminate the agreement and secure the receivable. The trade receivables are also reviewed by the management regularly and necessary actions are taken in order to collect any amount outstanding from customers. Being a Developer, a unit needs certain NOC and permission in respect of commencement and operation of the business and as per the agreement signed with customer, the developer gives the required NOC and permission after clearing the outstanding dues along with interest.

Trade receivables consist of a large number of customers, spread across diverse industries and geographical areas. Customer credibility is researched before leasing the land to ensure only credit worthiness of the clients.

The credit risk on liquid funds is limited because the counterparties are banks and debt mutual funds with high credit-ratings assigned.

**LIQUIDITY RISK**

## (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

## (ii) Maturities of financial liabilities

The following table details the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Company may be required to pay.

Particulars	Less than 1 Year	1 Year to 3 Years	3 Years to 5 Years	More than 5 years
<b>Non-derivative financial liabilities</b>				
<b>31-Mar-25</b>				
Non-interest bearing .....	2,772.98	-	-	*1,357.11
Lease Liabilities .....	24.84	-	-	-
Trade payable .....	1,887.29	-	-	-
Redeemable Non Convertible Debentures (Including interest accrued).....	2,489.34	7,851.15	-	-
<b>Total .....</b>	<b>7,174.45</b>	<b>7,851.15</b>	<b>-</b>	<b>1,357.11</b>

**NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2025**

All amounts are in Lakhs unless otherwise stated

Particulars	Less than 1 Year	1 Year to 3 Years	3 Years to 5 Years	More than 5 years
<b>31-Mar-24</b>				
Non-interest bearing .....	2,356.30	—	—	*1,231.52
Trade payable .....	1,565.50	—	—	—
Redeemable Non Convertible Debentures (Including interest accrued).....	2,037.72	10,468.51	—	—
<b>Total .....</b>	<b>5,959.52</b>	<b>10,468.51</b>	<b>—</b>	<b>1,231.52</b>

\* Security deposit payable on August 17, 2105

**Note No. 38 Leases****As lessee**

The Company has entered into operating lease arrangements for CTC vehicles. The lease is non-cancellable for a period of 1 - 5 years and may be renewed based on mutual agreement between the parties. The leases have varying terms, escalation clauses and renewal rights. The Company has recognised right of use assets for these leases, except for short term leases.

Undiscounted Cash Flow of Lease liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Less than one year	6.39	—
One to Three years	12.77	—
Three to five years	10.64	—
Total undiscounted lease liabilities at Balance sheet date	29.80	—
Lease liabilities included in the Balance sheet as at 31st March	24.84	—
Current	4.55	—
Non-current	20.29	—

The Company has not applied the requirement of Ind AS 116 to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. Amount recognised in Statement of Profit and Loss Account is Rs. 6.35 Lakhs (Previous year Rs. 9.64 Lakhs).

**Note No. 39 Expenditure on Corporate Social Responsibility (CSR)**

Gross Amount required to be spent by the company for the year ended 31st March, 2025 (as certified by the Company) : Rs. 352.00 lakhs (Previous year Rs. 256.00 lakhs).

**Note No. 40 Previous Year Figures**

The figures of previous years have been regrouped/reclassified wherever necessary to conform to current year's grouping / classification.

In terms of our report of even date

**For B.K. Khare & Co.**

Chartered Accountants

Firm's Registration Number: 105102W

**Himanshu Goradia**

Partner

Membership No.: 045668

Place: Mumbai

Date: April 21, 2025

**For and on behalf of Board of the Directors**

Amit Kumar Sinha

Director

DIN: 09127387

Vikram Goel

Director

DIN: 11026849

Anuj Bindal

Chief Financial Officer

Keshav Singhal

Chief Executive Officer

Place: Jaipur

Date: April 21, 2025



## INDEPENDENT AUDITORS' REPORT

To the members of Mahindra Bloomdale Developers Limited

### Report on the audit of the Financial Statements

#### Opinion

We have audited the accompanying Financial Statements of Mahindra Bloomdale Developers Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant 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 March 31, 2025, its Loss and total comprehensive Loss, its changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the 'Auditors' 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules made 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 obtained by us, is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

#### Information Other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Directors Report and the related annexures, but does not include the Financial Statements and our Auditors' Report thereon.

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

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially

inconsistent with the Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

#### Auditors' 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 auditors' 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' 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 sub-Section (11) of Section 143 of the Act and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in Annexure B, 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.
  - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 Accounting Standards specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements.
  - (g) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and hence provisions of Section 197 of the Companies Act, 2013 are not applicable.
  - (h) With respect to the other matters to be included in the Auditors' Report in accordance with the requirements of Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company has disclosed the impact of pending litigations on its financial position in its

Financial Statements – Refer Note 30 to the Financial Statements;

- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- (iv) (a) The management of the Company have represented to us respectively that, to the best of their knowledge and belief, 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, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The management of the Company has represented to us that, to the best of their knowledge and belief, no funds have been received by the Company or any of such subsidiaries from any person(s) or entity(ies) including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiaries shall, 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, performed by us nothing has come to our notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- (v) The Company has not declared/paid any dividend during the year.
- (vi) As proviso to Rule 3(1) of the companies (Accounts) Rules, 2014 relating to Audit trail feature of company accounting software is applicable to the company with effect from financial year beginning April 1,2023.
- (vii) Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBB9015  
Place: Chennai  
Date: April 11, 2025

## ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

[Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date]

### **Report on the Internal Financial Controls with reference to financial statements under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls with reference to financial statements of Mahindra Bloomdale Developers Limited ("the Company") as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management 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. 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditors' Responsibility**

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls

with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.

The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

#### **Meaning of Internal Financial Controls with reference to financial statements**

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

#### **Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

## Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements 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.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBB9015

Place: Chennai  
Date: April 11, 2025



## ANNEXURE B TO THE AUDITOR'S REPORT

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date.]

- (i) (a) (A) According to the information and explanations given to us, the Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment properties.
- (B) The Company does not have any intangible assets. Hence, reporting under Clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) The Company has a regular programme of physical verification of its property, plant and equipment by which the property, plant and equipment are verified by the management according to a phased programme designed to cover all the items over a period of 2 years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its property, plant and equipment. In accordance with the programme, the Company has physically verified certain property, plant and equipment during the year and no material discrepancies were noticed on such verification.
- (c) The Company does not have any immovable property under Property Plant and Equipment. Hence, reporting under Clause 3(i)(c) of the Order is not applicable to the Company.
- (d) According to the information and explanations given to us, the Company has not revalued any of its Property, Plant and Equipment (including Right of Use assets) during the year.
- (e) Based on the audit procedures performed by us and according to the information, explanations and representations given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) (a) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.
- (b) According to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on

the basis of security of current assets at any point of time during the year.

- (iii) According to the information and explanations given to us, the Company has not made investments in or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.
- (iv) According to the information and explanations given to us, the Company has not granted any loans or made any investments or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Accordingly, the reporting under Clause 3(iv) of the Order is not applicable to the Company.
- (v) According to the information and explanations given to us, the Company has not accepted deposits under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.
- (vi) According to the information and explanations given to us, maintenance of cost records has not been specified by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013, for the products/ activities of the company. Accordingly, the provisions of clause 3(vi) of the Order are not applicable
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, the amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income-tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.
- According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us and on the basis of our examination of records of the Company, dues in respect of service tax as at 31 March 2025, which have not been deposited with



the appropriate authorities on account of a dispute, are as under:

Name of the statute	Nature of the dues	Amount (Rs)*	Period to which the amount relates	Forum where dispute is pending
GST	ITC Credit Claimed	42,00,648	FY 2010-11	Joint Commissioner (Appeals)
GST	GST is demanded on retention of contractors	17,08,633	2017-2020	Principal Commissioner
GST	Excess transitional ITC	46,92,295	Transitional Credit	First Appellate authority

- (viii) According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.
- (b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or any other lender till the date of our audit report.
- (c) According to the information and explanations given to us, the company has not raised any money by way of term loans during the year. Hence, reporting under Clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) In our opinion and according to the information and explanations given to us and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have not been utilised for long- term purposes as at the Balance Sheet date.
- (e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us and based on the audit procedures performed by us, we report that the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company noticed or reported during the year, nor have we been informed of any such case by the management.
- (b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.
- (c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures, specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the reporting under Clause 3(xiii) of the Order is not applicable to the Company.
- (xiv) (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Act.

- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or directors of its holding, or persons connected with them during the year and hence, the provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under Clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause 3(xvi) (a) of the Order is not applicable to the Company.
- (b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) of the Order is not applicable to the Company.
- (d) Based on the information and explanations given to us and the audit procedures performed by us, we report that the Group has 4 Core Investment Companies.
- (xvii) In our opinion and according to the information and explanations given to us, the Company has incurred cash losses of Rs. 355.42lakhs during the current financial year and Rs. 160.70 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of Balance Sheet as and when they fall due within a period of one year from the Balance Sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the Balance Sheet date, will get discharged by the Company as and when they fall due.
- (xx) According to the information and explanations given to us, CSR is not applicable to the Company. Hence, reporting under Clause 3(xx) is not applicable to the Company.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBB9015

Place: Chennai  
Date: April 11, 2025

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025

Particulars	Note No.	Rs. In Lakhs	
		As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>I ASSETS</b>			
<b>Non-Current Assets</b>			
(a) Property, Plant and Equipment.....	4	14.02	21.93
(b) Financial Assets.....	5	270.41	251.83
(c) Deferred Tax Assets (Net) .....	6	1,336.10	1,243.83
(d) Other Non-Current Asset .....		224.30	232.24
<b>Total Non-Current Assets (A) .....</b>		<b>1,844.83</b>	<b>1,749.83</b>
<b>Current Assets</b>			
(a) Inventories.....	7	19,669.82	14,978.87
(b) Financial Assets			
(i) Trade Receivables.....	8	1,052.81	1,987.90
(ii) Cash and Cash Equivalents.....	9	288.45	155.24
(iii) Bank Balances other than (ii) above .....	9	49.55	165.55
(iv) Other Financial Assets .....	10	8.59	5.61
(c) Other Current Assets.....	11	998.19	1,035.28
<b>Total Current Assets (B).....</b>		<b>22,067.41</b>	<b>18,328.45</b>
<b>TOTAL ASSETS (A+B) .....</b>		<b>23,912.24</b>	<b>20,078.28</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>	12		
(a) Equity Share Capital.....		5.00	5.00
(b) Other Equity .....		(2,621.49)	(2,346.62)
<b>Total Equity (A).....</b>		<b>(2,616.49)</b>	<b>(2,341.62)</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
(a) Financial Liabilities.....			
Borrowings .....	13	1,617.00	5,817.00
(b) Provisions.....	14	—	4.90
<b>Total Non-Current Liabilities (B) .....</b>		<b>1,617.00</b>	<b>5,821.90</b>
<b>Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings.....	15	—	479.27
(ii) Trade Payables.....	16		
— Total outstanding dues of Micro Enterprises and Small Enterprises .....		216.05	45.32
— Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises .....		1,686.12	1,908.62
(iii) Other Financial Liabilities .....	17	857.03	1,344.63
(b) Other Current Liabilities.....	18	22,114.12	12,722.61
(c) Provisions.....	14	38.41	97.54
<b>Total Current Liabilities (C).....</b>		<b>24,911.73</b>	<b>16,598.00</b>
<b>TOTAL EQUITY &amp; LIABILITIES (A+B+C).....</b>		<b>23,912.24</b>	<b>20,078.28</b>
Summary of material accounting policies	2		

The accompanying notes 1 to 39 are an integral part of these financial statements

As per our report of even date  
**For B.K.Khare & Co**  
Chartered Accountants  
Firm Registration No. 105102W

**For and on behalf of the Board of Directors of  
Mahindra Bloomdale Developers Limited**

**Karthik Srinivasan**  
Partner  
Membership No.: 215782  
Place : Chennai  
Date : 11<sup>th</sup> April 2025

**Avinash Bapat**  
Director  
DIN No. 09179587  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025

**Vimalendra Singh**  
Director  
DIN No. 09128114  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

Particulars	Note No.	Rs. In Lakhs	
		For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>I INCOME</b>			
(a) Revenue from operations .....	19	71.61	17,089.27
(b) Other Income .....	20	53.12	168.71
<b>Total Income (a + b) .....</b>		<b>124.73</b>	<b>17,257.98</b>
<b>II EXPENSES</b>			
(a) Cost of Sales			
– Cost of Projects .....	21	58.56	16,509.30
– Operating Expenses .....	21	0.35	125.69
(b) Employee benefit expense .....	22	8.87	13.44
(c) Finance Cost .....	23	155.72	213.32
(d) Depreciation expense .....	4	8.71	103.27
(e) Other expenses .....	24	259.65	556.93
<b>Total Expenses (a+b+c+d+e) .....</b>		<b>491.86</b>	<b>17,521.95</b>
<b>III Loss before tax (I-II) .....</b>		<b>(367.13)</b>	<b>(263.97)</b>
<b>IV Tax Expense</b>			
(a) Current tax .....		–	–
(b) Deferred tax .....	6	(92.26)	(1,243.83)
<b>Total tax expense (a+b) .....</b>		<b>(92.26)</b>	<b>(1,243.83)</b>
<b>V Profit/(loss) after tax (III-IV) .....</b>		<b>(274.87)</b>	<b>979.86</b>
<b>VI Other Comprehensive Income .....</b>			
(i) Items that will not be recycled to profit or loss .....			
(a) Changes in revaluation surplus .....		–	–
(b) Remeasurements of the defined benefit liabilities / (asset) (Net of taxes) .....		–	0.09
(ii) Income tax relating to items that will not be reclassified to profit or loss ..		–	–
<b>Total Comprehensive Loss for the period (V+VI) .....</b>		<b>(274.87)</b>	<b>979.77</b>
<b>VIII Earnings per equity share</b>			
Basic and diluted .....	25	(549.74)	1,959.72
Summary of material accounting policies	2		

The accompanying notes 1 to 39 are an integral part of these financial statements

As per our report of even date  
**For B.K.Khare & Co**  
Chartered Accountants  
Firm Registration No. 105102W

**For and on behalf of the Board of Directors of  
Mahindra Bloomdale Developers Limited**

**Karthik Srinivasan**  
Partner  
Membership No.: 215782  
Place : Chennai  
Date : 11<sup>th</sup> April 2025

**Avinash Bapat**  
Director  
DIN No. 09179587  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025

**Vimalendra Singh**  
Director  
DIN No. 09128114  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

Particulars	Rs. In Lakhs	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Loss before tax for the year .....	(367.13)	(263.97)
Adjustments for:		
Finance costs recognised in profit or loss .....	155.72	213.32
Provision for doubtful debts .....	3.00	—
Loss on disposal of property, plant and equipment .....	—	2.01
Bad debt write off .....	—	95.76
Liability written back .....	—	(96.64)
Depreciation and amortisation of non-current assets .....	8.71	103.27
Interest Income .....	(3.58)	(5.03)
Gain on redemption of mutual fund .....	(2.52)	(9.82)
<b>Operating Profit/(Loss) before working capital changes .....</b>	<b>(205.80)</b>	<b>38.90</b>
<b>Movements in working capital:</b>		
Increase in trade and other receivables .....	950.59	(444.03)
(Increase)/decrease in inventories .....	(4,467.36)	10,446.18
Increase/(decrease) in trade and other payables .....	9,275.71	(6,932.84)
<b>Cash generated from operations .....</b>	<b>5,553.14</b>	<b>3,108.21</b>
Income taxes paid .....	7.93	(64.15)
<b>Net cash generated by operating activities (A) .....</b>	<b>5,561.07</b>	<b>3,044.06</b>
<b>Cash flows from investing activities</b>		
Payment on purchase of current investments .....	(680.00)	(1,399.94)
Proceeds on sale of current investments .....	682.52	1,409.76
Interest received .....	0.60	2.77
Amounts advanced to related parties .....	—	—
Repayments by related parties .....	—	—
Payments for property, plant and equipment .....	(0.80)	(14.45)
Proceeds from disposal of property, plant and equipment .....	—	4.97
Changes in earmarked balances and margin accounts with banks .....	116.00	11.49
Bank deposits (net) .....	—	108.56
<b>Net cash generated by/(used in) investing activities (B) .....</b>	<b>118.32</b>	<b>123.16</b>
<b>Cash flows from financing activities</b>		
Repayment of borrowings .....	(4,679.27)	(2,763.88)
Interest paid .....	(866.91)	(353.84)
<b>Net cash used in financing activities (C) .....</b>	<b>(5,546.18)</b>	<b>(3,117.72)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C) .....</b>	<b>133.21</b>	<b>49.50</b>
Cash and cash equivalents at the beginning of the year .....	155.24	105.74
<b>Cash and cash equivalents at the end of the year .....</b>	<b>288.45</b>	<b>155.24</b>

Summary of material accounting policies (refer note 2)

Notes:

- (a) The above Cash Flow Statement has been prepared under the “indirect method” as set out in ‘Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows’.
- (b) Also refer note 9- Cash and cash equivalents

The accompanying notes 1 to 39 are an integral part of these financial statements

As per our report of even date  
**For B.K.Khare & Co**  
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**For and on behalf of the Board of Directors of  
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Director  
DIN No. 09128114  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

### A. Equity share capital

Particulars	Rs. In Lakhs
	Total
As at 1 <sup>st</sup> April 2023.....	5.00
Changes in equity share capital during the year.....	—
As at 31 <sup>st</sup> March 2024 .....	5.00
Changes in equity share capital during the year.....	—
As at 31 <sup>st</sup> March 2025 .....	5.00

### B. Other Equity

Particulars	Rs. In Lakhs		
	Retained Earnings	Other Comprehensive Income- Actuarial Gain / (Loss)	Total
As at 31 <sup>st</sup> March 2023	(3,330.06)	3.67	(3,326.39)
Profit / (Loss) for the period	979.86	—	979.86
Other Comprehensive Income / (Loss)*	—	(0.09)	(0.09)
As at 31 <sup>st</sup> March 2024	(2,350.20)	3.58	(2,346.62)
Profit / (Loss) for the period	(274.87)	—	(274.87)
Other Comprehensive Income / (Loss)*	—	—	—
As at 31 <sup>st</sup> March 2025	(2,625.07)	3.58	(2,621.49)

\* Remeasurement gains/ (losses) net of taxes on defined benefit plans during the year is recognised as part of retained earnings.

Summary of material accounting policies (refer note 2)

The accompanying notes 1 to 39 are an integral part of these financial statements

As per our report of even date  
**For B.K.Khare & Co**  
Chartered Accountants  
Firm Registration No. 105102W

**For and on behalf of the Board of Directors of  
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**Karthik Srinivasan**  
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**Director**  
DIN No. 09128114  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025



## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 1. General Information

Mahindra Bloomdale Developers Limited, a wholly own subsidiary of Mahindra Lifespace Developers Limited.

The addresses of its registered office and principal place of business are disclosed in the introduction to the annual report. The principal activity of the Company is development of residential complexes in MIHAN Nagpur.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance

The financial statements have been prepared in accordance with Ind-AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

#### 2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

**Historical Cost:** Assets are recorded at the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire them at the time of their acquisition. Liabilities are recorded at the amount of proceeds received in exchange for the obligation, or in some circumstances (for example, income taxes), at the amounts of cash or cash equivalents expected to be paid to satisfy the liability in the normal course of business.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company considers the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.3 Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

#### 2.4 Revenue recognition

##### 2.4.1 Revenue from Projects

The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when

control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time when the legal title has passed to the customer and the development of the property is completed. The revenue is measured at the transaction price agreed under the contract.

The Company invoices the customers for construction contracts based on achieving a series of performance-related milestones.

For certain contracts involving the sale of property under development, the Company offers deferred payment schemes to its customers. The Company adjusts the transaction price for the effects of the significant financing component.

##### 2.4.2 Revenue from Sale of land and other rights

Revenue from Sale of land and other rights is generally a single performance obligation and the Company has determined that this is satisfied at the point in time when control transfers as per the terms of the contract entered into with the buyers, which generally are with the firmity of the sale contracts / agreements. The determination of transfer of control did not change upon the adoption of Ind AS 115.

##### 2.4.3 Contract Costs

- Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortised upon recognition of revenue from the related property sale contract.

##### Dividend and interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

#### 2.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### 2.6 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

##### 2.6.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 2.6.2 *Deferred tax*

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.6.3 *Current and deferred tax for the year*

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.7 *Property, plant and equipment*

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties during construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Fixtures and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

### 2.8 *Impairment of tangible and intangible assets other than goodwill*

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.9 *Inventories*

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.

Stock of units in completed projects and construction work-in-progress are valued at lower of cost and net realisable value. Cost includes land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs.

### 2.10 *Provisions*

Provisions are recognised when the Company has a present obligation (legal or constructive) because of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, considering the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### 2.11 *Employee benefits provisions*

Employee benefits provisions are measured and classified into long term and short-term provisions based on Actuarial valuation as per IND AS-19 as on Balance sheet date.

### 2.12 *Financial Instruments*

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

(other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

### 2.13 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

#### 2.13.1 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value.

#### 2.13.2 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

#### 2.13.3 Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

#### 2.13.4 Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising from re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

#### 2.13.5 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

### 2.13.6 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### 2.13.7 Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

### 2.14 Financial liabilities and equity instruments

#### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.14.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.14.2 Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by the Company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the



## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recognised as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound financial instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured. In addition, the conversion option classified as equity will remain in equity until the conversion option is exercised, in which case, the balance recognised in equity will be transferred to other component of equity. When the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the conversion option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible notes using the effective interest method.

### 2.14.2.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

### 2.14.2.2 Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;

- the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

### 2.14.2.3 Financial Liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

### 2.14.2.4 Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### 2.14.2.5 Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### 2.14.2.6 Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

### 2.14.2.7 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with

substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 2.15 Earning per share

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the profit or loss attributable to ordinary equity holders of the Company for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit or loss attributable to ordinary equity holders of the Company for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

## 3. Significant accounting judgements, estimates and assumptions

### 3.1 Determining the timing of revenue recognition on the sale of completed and under development property

The Company has generally evaluated and concluded that based on a careful analysis of the rights and obligations under the terms of the contracts relating to the sale of property, the revenue is to be recognised at a point in time when control transfers which coincides with receipt of Occupation Certificate. The Company has generally concluded that the overtime criteria are not met owing to non-enforceable right to payment for performance completed to date and, therefore, recognises revenue at a point in time.

### 3.2 Determination of performance obligations

With respect to the sale of property, the Company has concluded that the goods and services transferred in each contract constitute a single performance obligation. In particular, the promised goods and services in contracts for the sale of property is to undertake development of property and obtaining the Occupation Certificate. Generally, the Company is responsible for all these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the Company accounts for them as a single performance obligation because they are not distinct in the context of the contract.

## 4 - PROPERTY, PLANT AND EQUIPMENT

Rs. In Lakhs

Description of Assets	Buildings	Office Equipment	Furniture and Fixtures	Computers	Total
<b>I. Gross Carrying Amount</b>					
Balance as at 1 <sup>st</sup> April, 2024	291.58	39.83	148.52	45.91	525.84
Additions	—	—	—	0.80	0.80
Deletions	—	—	—	—	—
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>291.58</b>	<b>39.83</b>	<b>148.52</b>	<b>46.71</b>	<b>526.64</b>
<b>II. Accumulated depreciation and impairment</b>					
Balance as at 1 <sup>st</sup> April, 2024	291.58	38.15	141.93	32.25	503.91
Depreciation expense for the year	—	0.45	2.25	6.01	8.71
Accumulated depreciation on deletion of assets	—	—	—	—	—
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>291.58</b>	<b>38.60</b>	<b>144.18</b>	<b>38.26</b>	<b>512.62</b>
<b>III. Net carrying amount (I-II)</b>	<b>—</b>	<b>1.23</b>	<b>4.34</b>	<b>8.45</b>	<b>14.02</b>



**NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025**

	Rs. In Lakhs				
Description of Assets	Buildings	Office Equipment	Furniture and Fixtures	Computers	Total
<b>I. Gross Carrying Amount</b>					
Balance as at 1st April, 2023	380.91	59.00	194.97	38.51	673.39
Additions	—	0.48	6.57	7.40	14.45
Deletion	(89.33)	(19.65)	(53.02)	—	(162.00)
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>291.58</b>	<b>39.83</b>	<b>148.52</b>	<b>45.91</b>	<b>525.84</b>
<b>II. Accumulated depreciation and impairment</b>					
Balance as at 1st April, 2023	356.15	41.71	130.67	27.13	555.66
Depreciation expense for the year	24.76	13.52	59.87	5.12	103.27
Accumulated depreciation on deletion of assets	(89.33)	(17.08)	(48.61)	—	(155.02)
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>291.58</b>	<b>38.15</b>	<b>141.93</b>	<b>32.25</b>	<b>503.91</b>
<b>III. Net carrying amount (I-II)</b>	<b>—</b>	<b>1.68</b>	<b>6.59</b>	<b>13.66</b>	<b>21.93</b>

Impairment losses recognised in the year:

During the reporting period Company has not recognised any impairment loss on PPE.

Method of Depreciation:

Depreciation on tangible fixed assets has been provided on prorata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 or estimated useful life, whichever is lower. Sales office & the sample flat/show unit

**5 - Non-Current Financial Assets**

	Rs. In Lakhs	
Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Loans &amp; Advances</b>		
Unsecured, considered good		
Security Deposits	270.41	251.83
<b>Total</b>	<b>270.41</b>	<b>251.83</b>

**6 - Income Taxes**

**(a) Income Tax recognised in profit or loss**

	Rs. In Lakhs	
Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
Deferred Tax:		
In respect of current year origination and reversal of temporary differences	(1,336.10)	(1,243.83)
<b>Total income tax expense on continuing operations</b>	<b>(1,336.10)</b>	<b>(1,243.83)</b>

**(b) Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:**

	Rs. In Lakhs	
Particulars	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
<b>Loss before tax from continuing operations</b>	<b>(367.13)</b>	<b>(263.97)</b>
Income tax expense calculated at 25.17% (Previous Year @25.17%)	(92.40)	(66.44)
	<b>(92.40)</b>	<b>(66.44)</b>
DTA created on previously unrecognised tax losses	(1,243.70)	(1,177.39)
<b>Income tax expense recognised in profit or loss from continuing operations</b>	<b>(1,336.10)</b>	<b>(1,243.83)</b>

The tax rate used for the 31<sup>st</sup> March 2025 reconciliations above is the corporate tax rate of 22% (Addition Surcharge 10% and addition Health & Education Cess 4%) payable by corporate entities in India on taxable profits under Indian Income Tax Laws.

**Deferred Tax (Net)**

**Movement in deferred tax balances**

	Rs. In Lakhs		
	As at 31 <sup>st</sup> March, 2025		
Particulars	Opening Balance	Recognised in profit and Loss	Closing Balance
Tax effect of items constituting deferred tax assets	—	1,336.10	1,336.10
<b>Net Tax Asset /(Liabilities)</b>	<b>—</b>	<b>1,336.10</b>	<b>1,336.10</b>

	Rs. In Lakhs		
	As at 31 <sup>st</sup> March, 2024		
Particulars	Opening Balance	Recognised in profit and Loss	Closing Balance
Tax effect of items constituting deferred tax assets	—	1,243.83	1,243.83
<b>Net Tax Asset/(Liabilities)</b>	<b>—</b>	<b>1,243.83</b>	<b>1,243.83</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 7 - Inventories

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
Raw Material	616.21	909.96
Construction Work in progress*	18,932.67	14,010.35
Finished Goods	120.94	58.56
<b>Total Inventories (at lower of cost and net realisable value)</b>	<b>19,669.82</b>	<b>14,978.87</b>

\* Construction Work in Progress represents materials at site and unbilled costs on the projects.

Notes:

- Based on projections and estimates by the Company of the expected revenues and costs to completion, provision for losses to completion and/or write off of costs carried to inventory are made on projects where the expected revenues are lower than the estimated costs to completion. In the opinion of the management, the net realisable value of the construction work in progress will not be lower than the costs so included therein.
- The Company has availed cash credit facilities and short term loans, which are secured by hypothecation of inventories.

### 8 - Trade receivables

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
Trade receivables		
(a) Unsecured-Undisputed considered good	1,052.81	1,969.91
Add : Credit impaired	3.00	—
	1,055.81	
Less : Allowance for credit losses	(3.00)	
(b) Unsecured-Disputed considered good	—	17.99
<b>Total</b>	<b>1,052.81</b>	<b>1,987.90</b>
Of the above, trade receivables from:		
- Related Parties*	—	—
- Others	1,052.81	1,987.90
<b>Total</b>	<b>1,052.81</b>	<b>1,987.90</b>

\* No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

### 8a - Ageing for trade receivables from the due date of payment for each of the category is as follows:

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Undisputed Trade Receivable - Considered good - unsecured</b>		
Not Due	2.49	0.37
0 months - 6 months	988.95	1,826.88
6 months -1 year	51.93	134.55
More than 1 years	9.44	8.11

### Rs. In Lakhs

Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Disputed Trade Receivables-</b>		
More than 1 years	—	17.99
<b>Total</b>	<b>1,052.81</b>	<b>1,987.90</b>

### 9 - Cash and Bank Balances

Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Cash and cash equivalents</b>		
Balances with banks	288.45	155.24
<b>Total Cash and cash equivalent (considered in Statement of Cash Flows)</b>	<b>288.45</b>	<b>155.24</b>
<b>Other Bank Balances</b>		
Balances with Banks:		
(i) On Margin Accounts	49.55	155.55
(ii) Fixed Deposits with maturity greater than 3 months	—	10.00
<b>Total Other Bank Balances</b>	<b>49.55</b>	<b>165.55</b>

### 10 - Other Current Financial Assets

Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Financial assets at amortised cost</b>		
Interest Accrued on Fixed Deposits	8.59	5.61
<b>Total</b>	<b>8.59</b>	<b>5.61</b>

### 11 - Other Current Assets

Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
(i) Advance to vendors	297.47	513.32
(ii) Balances with government authorities (other than income taxes)	—	20.08
(iii) Prepaid Expenses	700.72	501.88
<b>Total</b>	<b>998.19</b>	<b>1,035.28</b>

### Rs. In Lakhs

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 12 Equity

#### (a) Equity Share Capital

Particulars	Rs. In Lakhs			
	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024	
	No. of shares	Amount	No. of shares	Amount
<b>Authorised:</b>				
Equity shares of Rs.10 each with voting rights	50,000	5.00	50,000	5.00
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of Rs.10 each with voting rights	50,000	5.00	50,000	5.00
<b>Total</b>	<b>50,000</b>	<b>5.00</b>	<b>50,000</b>	<b>5.00</b>

#### (i) Reconciliation of the number of shares outstanding at the beginning and at the end of the period

Particulars	Rs. In Lakhs			
	Opening Balance	Fresh Issue	Bonus	Closing Balance
Equity Shares with Voting rights				
Year Ended 31 <sup>st</sup> March 2025				
No. of Shares	50,000	—	—	50,000
Amount	5.00	—	—	5.00
Year Ended 31 <sup>st</sup> March 2024				
No. of Shares	50,000	—	—	50,000
Amount	5.00	—	—	5.00

#### (ii) Terms/Rights attached to Equity Shares

The company has only one class of Equity shares having a par value of Rs 10/- per share. Each holder of Equity Shares is entitled to one vote per share. Repayment of capital on liquidation will be in proportion to the number of equity shares held.

#### (iii) Details of shares held by the holding company, the ultimate holding company, their subsidiaries and associates:

Particulars	No. of Shares	
	Equity Shares with Voting rights	
<b>As at 31<sup>st</sup> March 2025</b>		
Mahindra Lifespace Developers Limited, the Holding Company	50,000	
<b>As at 31<sup>st</sup> March 2024</b>		
Mahindra Lifespace Developers Limited, the Holding Company	50,000	

#### (iv) Details of shareholdings by the Promoter's of the Company

Class of shares / Name of shareholder	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024		% change during the period
	Number of shares held	% holding	Number of shares held	% holding	
<b>Equity shares with voting rights</b>					
Mahindra Lifespace Developers Limited	50,000	100.00%	50,000	100.00%	0.00%

#### (b) Other Equity

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
Retained earnings	(2,621.49)	(2,346.62)
<b>Total</b>	<b>(2,621.49)</b>	<b>(2,346.62)</b>

#### Description of the nature and purpose of other equity

Retained Earnings: This reserve represents cumulative losses of the Company and effects of remeasurement of defined benefit obligations. This reserve can be utilised in accordance with the provisions of Companies Act, 2013.

### 13 - Non-Current Borrowings

Particulars	Rate of Interest	Rs. In Lakhs	
		As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Unsecured Borrowings - at amortised Cost</b>			
Loans from related parties			
- Mahindra Lifespaces Developers Limited	8.85%	—	4,200.00
- Mahindra Infrastructure Developers Limited	9.50%	1,617.00	1,617.00
<b>Total</b>		<b>1,617.00</b>	<b>5,817.00</b>

### 14 - Provisions

Particulars	Rs. In Lakhs			
	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024	
	Current	Non-Current	Current	Non-Current
(a) Provision for employee benefits	—	—	4.54	4.90
(b) Other Provisions				
-Defect Liability provision	38.41	—	93.00	—
<b>Total</b>	<b>38.41</b>	<b>—</b>	<b>97.54</b>	<b>4.90</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### Defect Liability Provisions:

Provision for defect liability represents present value of management's best estimate of the future outflow of economic resources that will be required in respect of residential units when control over the property has been transferred to the customer, the estimated cost of which is accrued during the period of construction, upon sale of units and recognition of related revenue. Management estimates the related provision for future defect liability claims based on historical cost of rectifications and is adjusted regularly to reflect new information. The residential units are generally covered under the defect liability period limited to 5 years from the date when control over the property has been transferred to the customer.

### 15 - Current Borrowings

Particulars	Rate of Interest	Rs. In Lakhs	
		As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>A. Secured Borrowings</b>			
– From Banks- Overdraft*	9.95%	–	479.27
<b>Total</b>		<b>–</b>	<b>479.27</b>

\*The overdraft facility from bank Rs. Nil Lakhs (Previous Year Rs. 479.27 Lakhs) is secured by First pari passu charge on current asset (Stocks and book debts)

### 16 - Trade Payables

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
Trade payable - Micro and small enterprises*	216.05	45.32
Trade payable - Other than micro and small enterprises	1,686.12	1,908.62
<b>Total</b>	<b>1,902.17</b>	<b>1,953.94</b>

Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

\*This information has been determined to the extent such parties have been identified on the basis of intimation received from the suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006. Based on the information available with the Company dues outstanding in respect to Micro, Small and Medium Enterprises as of Balance Sheet Date are shown as above.

#### Micro Small and Medium Enterprises Development Act, 2006

The amount due to Micro and Small Enterprises as defined in the "Micro, Small and Medium Enterprises Development, Act, 2006" has been determined to the extent such parties have been identified on the basis of information available with the Company. The disclosure relating to Micro and Small Enterprises as at 31<sup>st</sup> March 2025 are as under:

#### Disclosures required under Section-22 of the Micro Small and Medium Enterprises Development Act, 2006

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
(i) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	216.05	45.32
– Principal amount due to micro and small enterprises	–	–
– Interest due on above	–	–

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	–	–
(iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006.	–	–
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year.	–	–
(v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	–	–

#### 16 a - Ageing for trade payable from the due date of payment for each of the category is as follows:

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Undisputed dues of micro enterprises and small enterprises</b>		
Unbilled	64.70	20.64
Not Due	145.66	12.22
0 months - 1 year	5.70	12.46
1-2 Years	–	–
2-3 years	–	–
More than 3 years	–	–
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>		
Unbilled	680.00	384.00
Not Due	954.83	1,470.18
0 months - 1 year	34.26	38.13
1-2 Years	7.03	9.72
2-3 years	4.89	0.77
More than 3 years	5.10	5.83
<b>Total</b>	<b>1,902.17</b>	<b>1,953.94</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 17 - Other Financial Liabilities

	Rs. In Lakhs	
Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Current</b>	<b>Current</b>	<b>Current</b>
Interest accrued on borrowings	857.03	1,344.63
<b>Total</b>	<b>857.03</b>	<b>1,344.63</b>

### 18 - Other Current Liabilities

	Rs. In Lakhs	
Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
(a) Advances received from customers	22,067.41	12,679.91
(b) Statutory dues		
- Tax Deducted at sources	46.71	42.69
- Professional Tax Payable	—	0.01
<b>Total</b>	<b>22,114.12</b>	<b>12,722.61</b>

### 19 - Revenue from Operations

	Rs. In Lakhs	
Particulars	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
Revenue from Projects	71.61	17,089.27
<b>Total</b>	<b>71.61</b>	<b>17,089.27</b>

#### (1) Contract Balances

- a) Amounts received before the related performance obligation is satisfied are included in the balance sheet (Contract liability) as "Advances received from Customers" in Note-18. Amounts billed for development milestone achieved but not yet paid by the customer are included in the balance sheet under trade receivables in Note No.8.
- During the year, the Company recognised Revenue of Rs. 13.84 lakhs from opening contract liability of Rs 12,680.01 lakhs and during previous year company recognised revenue of Rs. 14,975.65 lakhs from opening contract liability of Rs.19,789.15 lakhs.
- c) There were no significant changes in the composition of the contract liabilities and Trade receivable during the reporting period other than on account of periodic invoicing and revenue recognition.
- d) Amounts previously recorded as contract liabilities increase due to further milestone based invoices raised during the year and decrease due to revenue recognised during the year on completion of the construction.
- e) Amounts previously recorded as Trade receivables increase due to further milestone based invoices raised during the year and decrease due to collections during the year.
- f) The aggregate value of performance obligations that are completely or partially unsatisfied as at March 31, 2025 is Rs. 35,037.23 lakhs (Previous Year Rs. 23,567.58 lakhs ). Out of this, the Company expects to recognize revenue of around 74% within the next one year. This includes contracts that can be terminated for convenience with a penalty as per the agreement since, based on current assessment, the occurrence of the same is expected to be remote.

#### (2) Reconciliation of revenue recognized with the contracted price is as follows:

	Rs. Lakhs	
Particulars	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
Contracted price	71.61	17,089.27
Input Tax Credit	—	—
<b>Revenue recognised as per Statement of Profit &amp; Loss</b>	<b>71.61</b>	<b>17,089.27</b>

#### (3) Contract Costs

	Rs. Lakhs	
Particulars	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
Costs to obtain contracts	700.72	501.88

- a) The Company incurs commissions that are incremental costs of obtaining a contract with a customer. Under Ind AS 115, the Company recognises the incremental costs of obtaining a contract as assets under Prepaid Expenses under note no. 11 - Other Current Assets and amortises it upon completion of the related property sale contract.
- b) For the period ended 31<sup>st</sup> March, 2025, amortisation amounting to Rs. 53.04 lakhs (Previous Year Rs. 230.60 lakhs) was recognised as Subvention Interest, Compensation to Customers and Brokerage cost in note no. 21 - Operating Expenses and note no. 24 - Other Expenses. There were no impairment loss in relation to the costs capitalised.

### 20 - Other Income

	Rs. In Lakhs	
Particulars	For the Year ended 31 <sup>st</sup> March 2025	For the Year ended 31 <sup>st</sup> March 2024
(a) Interest Income		
- On Bank Deposits	3.58	5.03
- On Inter Corporate Deposits	—	—
- On Customer delay payment	30.34	36.29
- On Income tax refund	3.61	—
(b) Profit on sale of mutual funds	2.52	9.82
(c) Miscellaneous Income	13.07	117.57
<b>Total</b>	<b>53.12</b>	<b>168.71</b>

### 21 - Cost of Sales

	Rs. In Lakhs	
Particulars	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
Cost of materials consumed	58.56	16,509.30
Operating Expenses	0.35	125.69
<b>Total</b>	<b>58.91</b>	<b>16,634.99</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 22 - Employee Benefits Expense

	Rs. In Lakhs	
	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
<b>Particulars</b>		
Salaries and wages, including bonus	5.14	42.67
Contribution to provident and other funds	3.24	4.78
Staff welfare expenses	0.49	2.59
Less : Allocated to projects	—	(36.60)
<b>Total</b>	<b>8.87</b>	<b>13.44</b>

### 23 - Finance Cost

	Rs. In Lakhs	
	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
<b>Particulars</b>		
Interest on Loan from related parties	379.31	596.91
Interest on Overdraft	—	26.95
Less: Allocated to Projects	(223.59)	(410.54)
<b>Total</b>	<b>155.72</b>	<b>213.32</b>

### 24 - Other Expenses

	Rs. In Lakhs	
	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
<b>Particulars</b>		
Advertisement and Marketing Expenses	126.67	176.72
Legal and Professional Fee	22.49	47.96
Repairs and Maintenance	17.14	31.28
<b>Rates and taxes</b>	<b>9.78</b>	<b>31.95</b>
Compensation to customers	52.69	104.91
Bad Debts written off	—	95.76
<b>Remuneration to auditors:</b>		
For Statutory Audit Fees	6.82	6.49
For Tax Audit Fees	0.83	0.97
For Other Services	3.76	3.29
Miscellaneous Expenses	19.47	57.60
<b>Total</b>	<b>259.65</b>	<b>556.93</b>

### 25 - Earnings Per Share

#### Basic and Diluted Earnings Per Share

The earnings and weighted average number of ordinary shares used in the calculation of basic and diluted earnings per share are as follows:

	Rs. In Lakhs	
	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
<b>Particulars</b>		
Profit/(loss) for the year attributable to owners of the Company	(274.87)	979.86
Weighted average number of equity shares (nos.)	50,000	50,000
Earnings per share - Basic and Diluted	(549.74)	1,959.72

The weighted average number of ordinary shares used in the calculation of basic and diluted earnings per share are as follows:

	For the year ended 31 <sup>st</sup> March 2025	For the year ended 31 <sup>st</sup> March 2024
<b>Particulars</b>		
Opening No. of Equity Shares	50,000	50,000
Additions	—	—
Closing No. of Equity Shares	50,000	50,000
<b>Weighted average number of equity shares used in the calculation of Basic and diluted EPS</b>	<b>50,000</b>	<b>50,000</b>

### 26 - Financial Instruments

#### Capital management

The Company's capital management objectives are:

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders
- maintain an optimal capital structure to reduce the cost of capital.

The Management of the Company monitors the capital structure using debt equity ratio which is determined as the proportion of total debt to total equity.

	Rs. In Lakhs	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Particulars</b>		
Debt (A)	1,617.00	6,296.27
Equity (B)	(2,616.49)	(2,341.62)
Debt Ratio (A / B)	(0.62)	(2.69)

#### Categories of financial assets and financial liabilities

The following tables shows the carrying amount and fair values of financial assets and financial liabilities by category:

	Rs. In Lakhs			
As at 31 <sup>st</sup> March, 2025	Amortised Costs	FVTPL	FVOCI	Total
<b>Particulars</b>				
<b>Non-current Assets</b>				
Loans & Advances	270.41	—	—	270.41
<b>Current Assets</b>				
Trade Receivables	1,052.81	—	—	1,052.81
Other Bank Balances	49.55	—	—	49.55
Other Financial Assets				
- Non Derivative Financial Assets	8.59	—	—	8.59



## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

As at 31 <sup>st</sup> March, 2025		Rs. In Lakhs		
Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Liabilities</b>				
Borrowings	1,617.00	—	—	1,617.00
<b>Current Liabilities</b>				
Borrowings	—	—	—	—
Trade Payables	1,902.17	—	—	1,902.17
Other Financial Liabilities				
- Non Derivative Financial Liabilities	857.03	—	—	857.03

As at 31 <sup>st</sup> March, 2024		Rs. In Lakhs		
Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Loans & Advances	251.83	—	—	251.83
<b>Current Assets</b>				
Trade Receivables	1,987.90	—	—	1,987.90
Other Bank Balances	165.55	—	—	165.55
Other Financial Assets				—
- Non Derivative Financial Assets	5.61	—	—	5.61
<b>Non-current Liabilities</b>				
Borrowings	5,817.00	—	—	5,817.00
<b>Current Liabilities</b>				
Borrowings	479.27	—	—	479.27
Trade Payables	1,953.95	—	—	1,953.95
Other Financial Liabilities				—
- Non Derivative Financial Liabilities	1,344.63	—	—	1,344.63

### Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factor.

### Credit Risk

#### Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises from cash and cash equivalents, investments carried at amortised cost, deposits with banks and financial institutions as well as credit exposures to customers including outstanding receivables.

#### Trade Receivables:

The Company's trade receivables include receivables on sale of residential flats. As per the Company's flat handover policy, a flat is handed over to a customer only upon payment of entire amount of consideration. Thus, the Company is not exposed to any credit risk on receivables from sale of residential flats.

#### Balances with Banks, mutual funds and other financial assets:

For banks and financial institutions, only high rated banks/institutions are accepted. The Company holds cash and cash equivalents with bank and financial institution counterparties, which are having highest safety ratings based on ratings published by various credit rating agencies. The Company considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties.

For other financial assets, the Company assesses and manages credit risk based on reasonable and supportive forward looking information. The Company does not have significant credit risk exposure for these items.

### Liquidity Risk

#### (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

#### (ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Company may be required to pay.

### Currency Risk

Foreign currency risk is the risk that the fair value or the future cash flows of an exposure will fluctuate because of changes in the foreign exchange rate. The company has not undertaken any transaction in foreign currency during the year ended March 31, 2025.

Particulars	Rs. In Lakhs		
	Less than 1 Year	1 Year to 3 Years	3 Years to 5 Years
<b>31<sup>st</sup> March, 2025</b>			
<b>Non-current Liabilities</b>			
Borrowings	—	1,617.00	—
<b>Current Liabilities</b>			
Borrowings	—	—	—
Trade Payables	1,902.17	—	—
Other Financial Liabilities			
- Non Derivative Financial Liabilities	857.03	—	—
<b>Total</b>	<b>2,759.20</b>	<b>1,617.00</b>	<b>—</b>
<b>31<sup>st</sup> March, 2024</b>			
<b>Non-current Liabilities</b>			
Non-current Liabilities			
<b>Borrowings</b>	—	5,817.00	—
<b>Current Liabilities</b>			
Borrowings	479.27	—	—
Trade Payables	1,953.95	—	—
Other Financial Liabilities			
- Non Derivative Financial Liabilities	1,344.63	—	—
<b>Total</b>	<b>3,777.85</b>	<b>5,817.00</b>	<b>—</b>

#### (iii) Financing arrangements

The Company had access to following undrawn borrowing facilities at the end of the reporting period:

Particulars	Rs. In Lakhs	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Secured Cash Credit facility</b>		
- Expiring within one year	1,000.00	520.73
<b>Total</b>	<b>1,000.00</b>	<b>520.73</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

The following table details the Company's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Rs. In Lakhs		
Particulars	Less than 1 Year	1 Year to 3 Years	3 Years to 5 Years
<b>31<sup>st</sup> March 2025</b>			
<b>Non-current Assets</b>			
Loans & Advances	—	270.41	—
<b>Current Assets</b>			
Trade Receivables	1,052.81	—	—
Other Bank Balances	49.55	—	—
Other Financial Assets			
- Non Derivative Financial Assets	8.59	—	—
<b>Total</b>	<b>1,110.95</b>	<b>270.41</b>	<b>—</b>
<b>31<sup>st</sup> March 2024</b>			
<b>Non-current Assets</b>			
Loans & Advances	—	251.83	—
<b>Current Assets</b>			
Trade Receivables	1,987.90	—	—
Other Bank Balances	165.55	—	—
Other Financial Assets			
- Non Derivative Financial Assets	5.61	—	—
<b>Total</b>	<b>2,159.06</b>	<b>251.83</b>	<b>—</b>

### MARKET RISK

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. All such transactions are carried out within the guidelines set by the Board of Directors.

### Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The Company manages its interest rate risk by having a balanced portfolio of fixed and floating rate loans and borrowings.

### 27 - Fair Value Measurement

Fair value of financial assets and financial liabilities that are not measured at fair value

	Rs. In Lakhs			
Particulars	As at 31 <sup>st</sup> March, 2025 Carrying amount	Fair value	As at 31 <sup>st</sup> March, 2024 Carrying amount	Fair value
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
- Loans & Advances (Non-Current)	270.41	270.41	251.83	251.83
- Trade Receivables	1,052.81	1,052.81	1,987.90	1,987.90

	As at 31 <sup>st</sup> March, 2025		Rs. In Lakhs As at 31 <sup>st</sup> March, 2024	
Particulars	Carrying amount	Fair value	Carrying amount	Fair value
- Cash and Cash Equivalents	288.45	288.45	155.24	155.24
- Other Bank Balances	49.55	49.55	165.55	165.55
- Other Financial Assets	8.59	8.59	5.61	5.61
<b>Total</b>	<b>1,669.81</b>	<b>1,669.81</b>	<b>2,566.13</b>	<b>2,566.13</b>

### Financial liabilities

#### Financial liabilities held at amortised cost

- Non-Current Borrowings	1,617.00	1,617.00	5,817.00	5,817.00
- Borrowings	—	—	479.27	479.27
- Trade Payables	1,902.17	1,902.17	1,953.95	1,953.95
- Other Financial Liabilities	857.03	857.03	1,344.63	1,344.63
<b>Total</b>	<b>4,376.20</b>	<b>4,376.20</b>	<b>9,594.85</b>	<b>9,594.85</b>

### Fair value hierarchy as at 31<sup>st</sup> March 2025

	Rs. In Lakhs		
Particulars	Level 1	Level 2	Level 3
<b>Financial assets</b>			
<u>Financial assets carried at Amortised Cost</u>			
- Loans & Advances (Non-Current)	—	270.41	—
- Trade Receivables	—	1,052.81	—
- Cash and Cash Equivalents	—	288.45	—
- Other Bank Balances	—	49.55	—
- Other Financial Assets	—	8.59	—
<b>Total</b>	<b>—</b>	<b>1,669.81</b>	<b>—</b>

### Financial liabilities

#### Financial liabilities held at amortised cost

- Non-Current Borrowings	—	1,617.00	—
- Borrowings	—	—	—
- Trade Payables	—	1,902.17	—
- Other Financial Liabilities	—	857.03	—
<b>Total</b>	<b>—</b>	<b>4,376.20</b>	<b>—</b>



## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

Principal assumption	Rs. In Lakhs			
	Impact on defined benefit obligation		PO as on Valuation date on account of increase in assumption	PO as on Valuation date on account of decrease in assumption
	Changes in assumption			
Discount rate	2025	1.00%	—	—
	2024	1.00%	7.48	7.82
Salary growth rate	2025	1.00%	—	—
	2024	1.00%	7.82	7.49

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.

### 29 - Related Party Disclosures

#### (a) Related Parties where control exists

##### (i) Ultimate Holding Company

Mahindra & Mahindra Limited

##### (ii) Holding Company

Mahindra Lifespace Developers Limited (wholly owned subsidiary w.e.f. 29<sup>th</sup> May 2018)

#### (b) Other Parties with whom transaction have taken place during the year

##### (i) Fellow Subsidiaries

Mahindra Integrated Business Solutions Private Limited

Mahindra Infrastructure Developers Limited

Mahindra Residential Developers Limited (merged with Mahindra World City Developers Limited w.e.f. 30<sup>th</sup> December, 2022)

##### (ii) Joint Ventures

Mahindra World City Developers Limited

Mahindra Industrial Park Private Limited

Mahindra Industrial Park Chennai Limited

Mahindra World City (Jaipur) Limited

### Details of related party transactions and balances outstanding as at 31<sup>st</sup> March, 2025

Rs in Lakhs													
Nature of transactions	Mahindra & Mahindra Limited		Mahindra Lifespace Developers Limited		Mahindra Integrated Business Solutions Private Limited		Mahindra Industrial Park Private Limited		Mahindra Infrastructure Developers Limited		Mahindra World City (Jaipur) Limited		
	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24	
<u>Transactions for the year ended</u>													
<b>(Income)/Expenses</b>													
Availment of services	1.00	1.53	—	—	—	16.08	—	—	—	—	—	—	
Sale of Goods	—	—	—	40.34	—	—	—	—	—	—	—	—	
Purchase of Goods	—	—	18.74	—									
Inter corporate deposit taken	—	—	—	—	—	—			—	—	—	—	
Interest on ICD Expense	—	—	214.96	406.57	—	—	—	35.71	155.72	153.93	—	—	
Inter corporate deposit repaid to Related Party	—	—	4,200.00	1,294.53	—	—	—	—	—	—	—	—	
Inter corporate deposit Given	—	—	—	—	—	—	—	—	—	—	—	—	
Inter corporate deposit repaid by Related Party	—	—	—	—	—	—	—	1,755.00	—	—	—	—	
Sale of Fixed Assets	—	—	—	9.08									
Interest on ICD Income	—	—	—	—	—	—	—	—	—	—	—	—	
Reimbursement made to parties	6.38	14.55	39.95	42.82	—	—	—	—	—	—	1.75	4.39	
<u>Outstandings as on Balance Sheet date</u>													
<b>Liabilty/(Asset)</b>													
Payable Towards ICD Interest	—	—	331.47	897.22	—	—	—	—	525.56	447.41	—	—	
Payable Towards Purchase of services	0.25	0.61	8.73	22.24	—	0.62	—	—	—	—	—	4.39	
Mobilisation Advance Recoverable	—	—	—	—	—	—	—	—	—	—	—	—	
Payable Towards ICD	—	—	—	4,200.00	—	—	—	—	1,617.00	1,617.00	—	—	
Receivables	—	—	—	—	—	—	—	—	—	—	—	—	

Note: Related parties have been identified by the Management.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 30 - Contingent Liabilities

Particulars	For the year ended 31 <sup>st</sup> March 2025	Rs in Lakhs For the year ended 31 <sup>st</sup> March 2024
<b>(i) Income Tax Matter under appeal</b>		
In respect of certain business incomes re-classified by the Income tax Department as income from house property and other disallowances, the Company has partially succeeded in appeal and is pursuing the matter further with the appropriate appellate authorities	46.35	—
<b>(ii) Indirect Tax Matters under appeal</b>		
VAT, Service Tax and Entry Tax claims disputed by the Company relating to issues of applicability and interest on demand. The Company is pursuing the matter with the appropriate Appellate Authorities.	106.02	106.02
<b>(iii) Other matters</b>		
Legal litigation	1.45	—

### 31 - Segment Reporting

The Company operates in one segment namely Project and Development activity, hence separate segment reporting has not been made under Indian Accounting Standard (Ind- AS 108 )-"Operating Segment". The operation of company comprises a single geographical segment, India.

### 32 - Financial Ratios

							Rs. In Lakhs
Sr. No.	Particulars	Numerator	Denominator	For the year ended March 31, 2025	For the year ended March 31, 2024	% Variance	Reasons for Variance
a)	Current Ratio	Current Assets	Current Liabilities	0.89	1.10	-19.47%	Not material
b)	Debt Equity Ratio	Net Debt	Equity	(0.62)	(2.69)	-77.03%	Decrease in ratio due to repayment of ICD to MLDL of Rs. 42.00 Cr.
c)	Debt Service Coverage Ratio (DSCR)	EBDITA	Total Debt	(0.10)	0.01	-1115.37%	Decrease in ratio due to below reasons. - Repayment of ICD Rs. 42.00 Crs. - Increase in Loss before Tax by Rs. 1.03 Crs. as compared to previous year
d)	Return of Equity	PAT	Average Network	0.11	(0.35)	-132.04%	Decrease in ratio due to Reduction in Revenue from Operations by Rs. 170.17 Crs. and Increase of Loss After Tax Rs. 12.54 Crs. as compared to previous year.
e)	Inventory Turnover ratio	Turnover	Average Inventory	0.00	0.85	-99.51%	Decrease in ratio due to decrease in Turnover by Rs. 170.17 Crs. as compared to previous year.
f)	Trade Receivables turnover ratio	Turnover	Average Trade Receivables	0.05	8.98	-99.48%	Decrease in ratio due to decrease in Turnover by Rs. 170.17 Crs. as compared to previous year.
g)	Trade Payable turnover ratio	COGS	Average Trade payable	0.03	9.05	-99.64%	Decrease in ratio due to decrease in COGS by Rs. 165.76 Crs. as compared to previous year.
h)	Net capital turnover ratio,	Turnover	Average Working Capital	(0.13)	6.82	-101.89%	Decrease in ratio due to decrease in Turnover by Rs. 170.17 Crs. and repayment of ICD of MLDL 42.00 Crs. In current year.
i)	Net profit ratio	PAT	Revenue	(3.84)	0.06	-6798.83%	Decrease in ratio due to Decrease in PAT & decrease in revenue as compared to previous year.
j)	Return on Capital employed	PAT	Borrowing	0.37	(0.07)	-650.70%	Decrease in ratio due to increase in Loss after tax as compared to previous year.

Schedule III require explanation where the change in the ratio is more than 25% as compared to the preceding year.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2025

### 33 Disclosure Of Struck Off Companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

### 34 Discrepancies between books of accounts & quarterly statements submitted to banks

The company has complied with the requirement of filing of quarterly returns/statements of current assets with the banks or financial institutions as required by bank time to time.

### 35 Unhedged Foreign Currency Exposure

The Company has no foreign currency exposure during the current year and previous year.

### 36 Additional regulatory information

#### a) Details of benami property held

The company do not have any benami property and no proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### b) Corporate Social Responsibility (CSR)

The provisions of Corporate Social Responsibility (CSR) expenditure are not applicable to the company.

#### c) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall 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.

#### d) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### e) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### f) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

### 37 Leases

The company does not have any leasing arrangement during the year ended March 31, 2025.

### 38 Events after the reporting period

No material events have occurred after the Balance Sheet date and upto the approval of the Financial Statements.

### 39 Previous Year Figures

The figures for previous year have been regrouped/reclassified wherever necessary to conform to current year's grouping/classification.

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As per our report of even date  
**For B.K.Khare & Co**  
Chartered Accountants  
Firm Registration No. 105102W

**For and on behalf of the Board of Directors of  
Mahindra Bloomdale Developers Limited**

**Karthik Srinivasan**  
**Partner**  
Membership No.: 215782  
Place : Chennai  
Date : 11<sup>th</sup> April 2025

**Avinash Bapat**  
**Director**  
DIN No. 09179587  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025

**Vimalendra Singh**  
**Director**  
DIN No. 09128114  
Place : Mumbai  
Date : 11<sup>th</sup> April 2025



## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF MAHINDRA HOMES PRIVATE LIMITED

#### Report on the Audit of the Financial Statements

##### Opinion

We have audited the accompanying financial statements of Mahindra Homes Private Limited (the "Company"), which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year ended on that date, 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, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

##### Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing ("SA"s) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 obtained by us 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 Board's Report, but does not include the financial statements and our auditor's report thereon.
- Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Responsibilities of Management and Board of Directors for the Financial Statements

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

In preparing the financial statements, management and 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 the Board of Directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Company's Board of Directors is also responsible for overseeing the Company's financial reporting process.

##### Auditor's Responsibility 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 financial controls 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 the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial controls 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. required by Section 143(3) of the Act, based on our audit 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 matters stated in paragraph (i)(vi) below.
- c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity 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 March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- f. The modification relating to maintenance of accounts and other matters connected therewith, is as stated in paragraph (b) above.
- g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.
- h. In our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, section 197 of the Act related to the managerial remuneration is not applicable.
- 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, as amended 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 35 to the financial statements;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - 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, as disclosed in the note 39(c) to the financial statements 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, directly or indirectly lend

or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- (b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the note 39(c) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The company has not declared or paid any dividend during the year and has not proposed final dividend for the year.
- vi. Based on our examination, which included test checks, the Company has used accounting software systems for maintaining its books of account for the

financial year ended March 31, 2025 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention except that in respect of one accounting software the audit trail log for direct data changes at database level in the software were maintained only for the period of last six months in the previous year ended March 31, 2024. Refer note 39(g) to financial statements.

- 2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

Place: Mumbai  
Date: April 16, 2025

**Nilesh Shah**  
Partner  
Membership No. 049660  
UDIN: 25049660BMOCAM8512

## ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 (g) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date to the members of Mahindra Homes Private Limited on the financial statements of the Company for the year ended March 31, 2025.)

### **Report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the “Act”)**

We have audited the internal financial controls with reference to financial statements of Mahindra Homes Private Limited (the “Company”) as at March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

### **Management’s and Board of Directors’ Responsibilities for Internal Financial Controls**

The Company’s management and Board of Directors are responsible for establishing and maintaining internal financial controls with reference to financial statements based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 the company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### **Auditor’s Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements of the Company 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

### **Meaning of Internal Financial Controls with reference to financial statements**

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

### **Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements 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.

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants  
(Firm’s Registration No. 117366W/W-100018)

**Nilesh Shah**  
Partner

Place: Mumbai  
Date: April 16, 2025

Membership No. 049660  
UDIN: 25049660BMOCAM8512



## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

**(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the members of Mahindra Homes Private Limited of even date)**

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

- |   |   |
|---|---|
| <p>(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.</p> <p style="padding-left: 40px;">(B) As the Company does not hold any Intangible Assets, reporting under clause 3(i)(a)(B) of the Order is not applicable.</p> <p>(i) (b) Some of the Property, Plant and Equipment were physically verified during the year by the Management in accordance with a regular programme of verification, which in our opinion provides for physical verification of all the Property, Plant and Equipment at reasonable intervals having regard to the size of the Company and the nature of its activities. According to the information and explanation given to us, no material discrepancies were noticed on such verification.</p> <p>(i) (c) With respect to immovable properties of acquired land and buildings, according to the information and explanations given to us and the records examined by us and based on the examination of the title deeds provided to us, we report that, the immovable properties are held in the name of the Company as at the balance sheet date. According to the information and explanation given to us, the Company does not have any other land or building other than administrative block and project facilities, temporarily constructed at the project sites and capitalised as Building, hence reporting under clause 3(i)(c) of the Order is not applicable to such items which does not form part of Property, Plant &amp; Equipment.</p> <p>(i) (d) The Company has not revalued any of its Property, Plant and Equipment during the year. The Company does not have any Intangible Assets.</p> <p>(i) (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.</p> <p>(ii) (a) Having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals. In our opinion and according to the information and explanations given to us, the</p> | <p>coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and nature of its operations. No discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with books of account.</p> <p>(ii) (b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at points of time during the year, from banks on the basis of security of certain current assets. In our opinion and according to the information and explanations given to us, the quarterly returns or statements comprising quarterly financial results and quarterly cash flow statements, filed by the Company with such banks are in agreement with the unaudited books of account of the Company of the respective quarters ended June 30, 2024, September 30, 2024 and December 31, 2024 and no material discrepancies have been observed. The Company is yet to submit the above mentioned statements for the quarter ended March 31, 2025 with the bank.</p> <p>(iii) The Company has not made any investments in, provided any guarantee or security, and granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, and hence reporting under clause 3 (iii) of the Order is not applicable.</p> <p>(iv) The Company has not granted any loans, made investments or provided guarantees or securities and hence reporting under clause (iv) of the Order is not applicable.</p> <p>(v) According to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.</p> <p>(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the books of account maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained by the Company. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.</p> <p>(vii) According to the information and explanations given to us, in respect of statutory dues:</p> <p style="padding-left: 20px;">(a) Undisputed statutory dues, including Goods and Service Tax, Provident Fund, Income-tax, cess and</p> |
|---|---|

other material statutory dues as applicable to the Company have generally been regularly deposited by it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Income-tax, cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

- (b) Details of Statutory Dues referred to in sub clause (a) above which have not been deposited as on March 31, 2025 on account of disputes are given below:

Name of the Statute	Nature of the Dues	Amount (Rs. In Lakh)	Period to which the Amount Relates	Forum where Dispute is Pending
Finance Act, 1994	Service Tax	153.76	FY 2015-16 to FY 2017-18	Joint Commissioner
Finance Act, 1994	Service Tax	67.13	FY 2014-15 to FY 2017-18*	Customs, Excise and Service Tax Appellate Tribunal
Finance Act, 1994	Service Tax	51.21	FY 2014-15 to FY 2017-18	Joint Commissioner
Finance Act, 1994	Service Tax	1,885.80	FY 2013-14 to FY 2017-18	Commissioner of Central Goods & Services Tax
Income Tax Act, 1961	Income Tax	28.82	FY 2013-14	High Court
Income Tax Act, 1961	Income Tax	761.44	FY 2015-16	High Court
Income Tax Act, 1961	Income Tax	945.45	FY 2016-17	High Court
Goods & Services Tax, 2017	GST	353.65	FY 2019-20**	Commissioner (Appeals) GST

\* Net of deposit Rs. 7.46 lakhs

\* \* Net of deposit Rs. 20.91 lakhs

- (viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.
- (ix) (a) Loans amounting to Rs. 8,781.71 Lakhs outstanding as at March 31, 2025 are repayable on demand. According to the information and explanations given to us, such loans have not been demanded for repayment during the financial year. Considering the above, in our opinion, the Company has not defaulted in the repayment of loans (including loans repayable on demand) or in the payment of interest thereon to any lender during the year.

- (ix) (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (ix) (c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
- (ix) (d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have not been used during the year for long-term purposes by the Company.
- (ix) (e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause 3(ix)(e) of the Order is not applicable.
- (ix) (f) The Company does not have any subsidiary or associate or joint venture and hence, reporting under clause 3(ix)(f) of the Order is not applicable.
- (x) (a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (x) (b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (xi) (b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act, 2013 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.
- (xi) (c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion, the Company is in compliance with section 188 of the Companies Act for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards. The Company is a private company and hence the provisions of section 177 of the Companies Act, 2013 are not applicable to the Company.
- (xiv) (a) In our opinion and based on our examination, the Company is not required to and does not have an internal audit system as per provisions of the Companies Act, 2013, hence reporting under clause (xiv) of the Order is not applicable.



- (xv) In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (xvi) (d) The Group has more than one Core Investment Company (CIC) as part of the group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016). There are four CIC forming part of the group.
- (xvii) The Company has not incurred any cash losses in the financial year covered by our audit but had incurred cash losses amounting to Rs. 686.04 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization 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 Company was not having net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year and hence, provisions of Section 135 of the Act are not applicable to the Company during the year. Accordingly, reporting under clause 3(xx) of the Order is not applicable for the year.
- (xxi) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause 3(xxi) of the Order is not applicable.

For **Deloitte Haskins and Sells LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

**Nilesh Shah**  
Partner

Place: Mumbai  
Date: April 16, 2025

Membership No. 049660  
UDIN: 25049660BMOCAM8512

## BALANCE SHEET AS AT MARCH 31, 2025

		(Rs. in Lakh)	
Particulars	Note No.	As at March 31, 2025	As at March 31, 2024
<b>I ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Property, Plant and Equipment.....	3	16.07	26.11
(b) Financial Assets			
Other Financial Assets.....	10	130.75	310.72
(c) Deferred Tax Asset (Net) .....	4	2,951.25	2,767.64
(d) Income tax assets (net).....		1,250.98	877.56
<b>Total Non-current Assets .....</b>		<b>4,349.05</b>	<b>3,982.03</b>
<b>2 Current assets</b>			
(a) Inventories.....	6	37,065.60	32,467.01
(b) Financial assets			
(i) Investments.....	7	–	7,522.84
(ii) Trade receivables .....	8	1,114.29	6,401.41
(iii) Cash and cash equivalents .....	9	557.05	2,046.50
(iv) Bank balances other than (iii) above .....	9	18,947.87	14,339.28
(v) Other financial assets .....	10	522.89	250.53
(c) Other current assets .....	5	5,211.58	6,419.71
<b>Total Current Assets .....</b>		<b>63,419.28</b>	<b>69,447.28</b>
<b>TOTAL ASSETS (1+2).....</b>		<b>67,768.33</b>	<b>73,429.31</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
(a) Equity Share capital.....	11	84.45	86.85
(b) Other Equity .....	12	10,455.71	21,748.75
<b>Total Equity .....</b>		<b>10,540.16</b>	<b>21,835.60</b>
<b>Liabilities</b>			
<b>2 Non-current liabilities</b>			
(a) Provisions.....	16	23.76	27.27
<b>Total Non-Current Liabilities .....</b>		<b>23.76</b>	<b>27.27</b>
<b>3 Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings .....	13	8,781.71	9,566.86
(ii) Trade Payables			
Total outstanding dues of micro and small enterprises .....	14	294.03	6.60
Total outstanding dues of creditors other than micro and small enterprises .....	14	1,379.97	1,562.69
(iii) Other financial liabilities.....	15	1,274.56	1,177.23
(b) Other current liabilities .....	17	45,256.34	39,010.16
(c) Provisions.....	16	217.80	242.90
<b>Total Current Liabilities .....</b>		<b>57,204.41</b>	<b>51,566.44</b>
<b>TOTAL EQUITY &amp; LIABILITIES (1+2+3).....</b>		<b>67,768.33</b>	<b>73,429.31</b>

The accompanying notes 1 to 42 are an integral part of these financial statements.

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm Registration Number:- 117366W/W-100018

**Nilesh Shah**

Membership No - 049660

Partner

Place: Mumbai

Date: April 16, 2025

For and on behalf of the Board of Directors of

**Mahindra Homes Private Limited**

**Amit Kumar Sinha**

Director

DIN No. 09127387

Place: Mumbai

Date: April 16, 2025

**Avinash Bapat**

Director

DIN No. 09179587

Place: Mumbai

Date: April 16, 2025

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025

Particulars	Note No.	(Rs. in Lakh)	
		For the year ended March 31, 2025	For the year ended March 31, 2024
<b>I Income</b>			
(a) Revenue from operations .....	18	—	656.13
(b) Other income .....	19	2,102.72	1,075.90
<b>Total income (a+b) .....</b>		<b>2,102.72</b>	<b>1,732.03</b>
<b>II Expenses</b>			
(a) Construction expenses incurred .....	20	4,456.69	(1,225.05)
(b) Changes in inventories of work-in-progress and finished goods .....	21	(4,456.69)	(4,340.76)
(c) Employee benefits expense .....	24	123.16	160.60
(d) Finance costs .....	23	916.88	705.62
(e) Depreciation expense .....	3	11.30	12.66
(f) Other expenses .....	22	355.32	865.68
<b>Total Expenses (a+b+c+d+e+f) .....</b>		<b>1,406.66</b>	<b>(3,821.25)</b>
<b>III Profit Before Tax (I-II) .....</b>		<b>696.06</b>	<b>5,553.28</b>
<b>IV Tax expense / (credit)</b>			
(a) Current tax .....	4	178.74	153.99
(c) Deferred tax .....	4	(183.61)	(14.49)
<b>Total tax expense / (credit) (a+b) .....</b>		<b>(4.87)</b>	<b>139.50</b>
<b>V Profit for the year (III-IV) .....</b>		<b>700.93</b>	<b>5,413.78</b>
<b>VI Other Comprehensive Income</b>			
<b>Items that will not be reclassified to profit or loss</b>			
Remeasurements of the defined benefit liabilities (net of taxes) .....		1.23	(1.47)
<b>Total Other Comprehensive (Loss) / Income for the year .....</b>		<b>1.23</b>	<b>(1.47)</b>
<b>Total Comprehensive Income for the year (V+VI) .....</b>		<b>702.16</b>	<b>5,412.31</b>
<b>VII Earnings per equity share (Face value: Rs 10/share)</b>			
<b>Basic</b>			
(a) Class B Equity Shares (In Rs.) .....	25	1,851.08	10,774.12
(b) Class C Equity Shares (In Rs.) .....	25	1,851.08	10,774.12
<b>Diluted</b>			
(a) Class B Equity Shares (In Rs.) .....	25	1,851.03	10,773.91
(b) Class C Equity Shares (In Rs.) .....	25	1,851.03	10,773.91

The accompanying notes 1 to 42 are an integral part of these financial statements.

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm Registration Number:- 117366W/W-100018

**Nilesh Shah**

Membership No - 049660

Partner

Place: Mumbai

Date: April 16, 2025

For and on behalf of the Board of Directors of

**Mahindra Homes Private Limited**

**Amit Kumar Sinha**

Director

DIN No. 09127387

Place: Mumbai

Date: April 16, 2025

**Avinash Bapat**

Director

DIN No. 09179587

Place: Mumbai

Date: April 16, 2025

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2025

Particulars	(Rs. in Lakh)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>A Cash flow from operating activities</b>		
Profit Before Tax .....	696.06	5,553.28
Adjustments for:		
Depreciation Expense .....	11.30	12.66
Loss on disposal of property plant & equipment (net) .....	0.10	0.06
Finance Costs .....	916.88	705.62
Interest Income .....	(1,436.36)	(551.31)
Profit on sale of current investments .....	(506.01)	(117.03)
Net (gain) arising on Investment measured at fair value through profit and loss .....	-	(200.12)
<b>Operating Profit before working capital changes .....</b>	<b>(318.03)</b>	<b>5,403.16</b>
Changes in working capital:		
Increase in trade payables and other liabilities .....	6,394.44	24,450.36
(Increase) / Decrease in trade and other receivables .....	6,675.23	(4,945.04)
Increase in inventories .....	(4,598.59)	(4,117.99)
<b>Cash generated from operations .....</b>	<b>8,153.05</b>	<b>20,790.49</b>
Income taxes paid (net) .....	(552.15)	(315.88)
<b>Net cash generated from operating activities (A) .....</b>	<b>7,600.90</b>	<b>20,474.61</b>
<b>B Cash flows from Investing activities</b>		
Payment to acquire property, plant and equipment .....	(1.37)	(10.68)
Interest received .....	1,164.00	346.33
Changes in earmarked balances and margin accounts with banks .....	(215.50)	(114.06)
Bank deposits (net) .....	(4,393.10)	(10,912.68)
Proceeds from / Investment in mutual funds (net) .....	8,028.85	(6,901.66)
<b>Net cash (used in) / generated from Investing activities (B) .....</b>	<b>4,582.88</b>	<b>(17,592.75)</b>
<b>C Cash flows from Financing activities</b>		
Proceeds from borrowings .....	35,214.85	4,689.49
Repayment of borrowings .....	(36,000.00)	-
Inter-corporate deposit received .....	-	3,200.00
Inter-corporate deposit repaid .....	-	(3,200.00)
Buy back of equity shares .....	-	(5,469.26)
Payment towards capital reduction of equity shares .....	(11,997.60)	-
Interest paid .....	(890.48)	(731.68)
<b>Net cash flow used in Financing activities (C) .....</b>	<b>(13,673.23)</b>	<b>(1,511.45)</b>
<b>Net (decrease) / increase in cash and cash equivalents (A + B + C) .....</b>	<b>(1,489.45)</b>	<b>1,370.41</b>
Cash and cash equivalents at the beginning of the year .....	2,046.50	676.09
<b>Cash and cash equivalents at the end of the year (refer note 9) .....</b>	<b>557.05</b>	<b>2,046.50</b>

The accompanying notes 1 to 42 are an integral part of these financial statements.

### Notes

- The above cash flow statement has been prepared under the 'Indirect method' as set out in "Indian Accounting Standard (Ind AS) - 7 Statement of Cash Flows".
- Changes in liabilities arising from financing activities (refer note 13)

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm Registration Number:- 117366W/W-100018

**Nilesh Shah**

Membership No - 049660

Partner

Place: Mumbai

Date: April 16, 2025

For and on behalf of the Board of Directors of

**Mahindra Homes Private Limited**

**Amit Kumar Sinha**

Director

DIN No. 09127387

Place: Mumbai

Date: April 16, 2025

**Avinash Bapat**

Director

DIN No. 09179587

Place: Mumbai

Date: April 16, 2025

## STATEMENT OF CHANGES IN EQUITY FOR YEAR ENDED MARCH 31, 2025

### A. Equity Share Capital

	(Rs. in Lakh)	
Particulars	As at March 31, 2025	As at March 31, 2024
Balance at the Beginning of the year	86.85	87.95
Less: Changes in Equity Share Capital (refer note 11)	(2.40)	(1.10)
Balance at the end of the year	84.45	86.85

### B. Other Equity

	(Rs. in Lakh)				
	Reserves & Surplus				
Particulars	Equity component of compound financial instruments*	Securities Premium	Retained earnings	Capital Redemption Reserve	Total
As at March 31, 2023	0.00	39,023.31	(17,222.50)	3.78	21,804.59
Profit for the year	—	—	5,413.78	—	5,413.78
Other Comprehensive Income (net of taxes)	—	—	(1.47)	—	(1.47)
Utilised for Buyback of Equity Shares (refer note 31)	—	(5,468.15)	—	—	(5,468.15)
Utilised for Capital reduction (refer note 32)	—	—	—	—	—
Transfer to Capital Redemption Reserve	—	(1.10)	—	1.10	—
As at March 31, 2024	0.00	33,554.06	(11,810.19)	4.88	21,748.75
Profit for the year	—	—	700.93	—	700.93
Other Comprehensive Loss (net of taxes)	—	—	1.23	—	1.23
Utilised for Buyback of Equity Shares (refer note 31)	—	—	—	—	—
Utilised for Capital reduction (refer note 32)	—	(11,995.20)	—	—	(11,995.20)
Transfer to Capital Redemption Reserve	—	—	—	—	—
As at March 31, 2025	0.00	21,558.86	(11,108.03)	4.88	10,455.71

The accompanying notes 1 to 42 are an integral part of these financial statements.

\* **Equity component of compound financial instruments:** This amount relates to equity component of convertible preference shares as per the requirements of Ind AS 32. The liability component of preference shares is NIL (refer note no. 11). The equity component is Rs 20/- (Previous year Rs 20/-)

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm Registration Number:- 117366W/W-100018

**Nilesh Shah**

Membership No - 049660

Partner

Place: Mumbai

Date: April 16, 2025

For and on behalf of the Board of Directors of

**Mahindra Homes Private Limited**

**Amit Kumar Sinha**

Director

DIN No. 09127387

Place: Mumbai

Date: April 16, 2025

**Avinash Bapat**

Director

DIN No. 09179587

Place: Mumbai

Date: April 16, 2025

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. General Information

Mahindra Homes Private Limited is a private company domiciled in India and was incorporated on June 2, 2010 under the provisions of the Companies Act, 1956 applicable in India. The registered office of the company is located at 5th Floor, Mahindra Tower, Worli, Mumbai – 400018. The company is engaged in the business of development of residential complexes. The Company is currently engaged in the development of residential projects in Gurugram and Bengaluru.

### 2. Material accounting policies

#### 2.1 Statement of compliance and basis of preparation and presentation

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under section 133 of the Companies Act, 2013 (the Act) and other relevant provisions of the act.

These aforesaid financial statements were approved by Company's Board of Directors and authorised for issue in the meeting held on April 16, 2025.

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 in use

#### 2.2 Basis of measurement

These financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

**Historical Cost:** Assets are recorded at the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire them at the time of their acquisition. Liabilities are recorded at the amount of proceeds received in exchange for the obligation, or in some circumstances (for example, income taxes), at the amounts of cash or cash equivalents expected to be paid to satisfy the liability in the normal course of business.

#### Measurement of Fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs for the asset or liability that are not based on observable market data (unobservable inputs).

### 2.3 Current versus non-current classification

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

Based on the nature of activity carried out by the company and the period between the procurement and realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 5 years for the purpose of Current – Non Current classification of assets & liabilities.

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

Borrowings are classified as current if they are due to be settled within 12 months after the reporting period.

### 2.4 Revenue Recognition

#### 2.4.1 Revenue from Projects

- The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time as per IND AS 115 when (a) the seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control of the real estate unit to a degree usually associated with ownership, (b) The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction; (c) No significant uncertainty exists regarding the amount of consideration that will be derived from real estate unit sales; and (d) It is not unreasonable to expect ultimate collection of revenue from buyers. The revenue is measured at the transaction price agreed under the contract.
- The Company invoices the customers based on achieving performance-related milestones.



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

- For certain contracts involving the sale of property under development, the Company offers deferred payment schemes to its customers. The Company adjusts the transaction price for the effects of the significant financing component.
- Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortised upon recognition of revenue from the related property sale contract.

Contract assets is the Company's right to consideration in exchange for goods or services that the Company has transferred to a customer when that right is conditioned on something other than the passage of time.

### 2.4.2 Dividend and Interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### 2.5 Foreign exchange transactions and translation

In preparing the financial statements of the Company, transactions in currencies other than the entity's functional currency are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

### 2.6 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred

### 2.7 Leases

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgment. The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. The Company revises the lease term if there is a change in the non-cancellable period of a lease. The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

#### Company as a lessee

The Company recognises right-of-use asset representing its right to use the underlying asset for the lease term and a corresponding lease liability at the lease commencement date i.e. the date at which the leased asset is available for use by the Company. The cost of the right-of-use asset measured at inception shall comprise of the

amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of use assets are determined on the same basis as those of property, plant, and equipment. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the statement of profit and loss.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The company recognises the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the re-measurement in statement of profit and loss.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.

### 2.8 Employee Benefits

#### 2.8.1 Defined contribution plans

The Company's contribution paid/payable during the year to Superannuation Fund and Provident fund is recognised in profit or loss.

#### 2.8.2 Defined benefit plan

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows with reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 2.8.3 Remeasurement gains/losses

Remeasurement of defined benefit plans, comprising of actuarial gains or losses, return on plan assets excluding interest income are recognised immediately in balance sheet with corresponding debit or credit to other comprehensive income. They are included in Retained Earnings in the Statement of Changes in Equity and in the Balance Sheet. Remeasurements are not reclassified to profit or loss in subsequent period.

Remeasurement gains or losses on long term compensated absences that are classified as other long-term benefits are recognised in profit or loss.

### 2.8.4 Short-term and other long-term employee benefits:

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

## 2.9 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

### 2.9.1 Current tax

Current tax payable is determined as the amount of tax payable in respect of taxable profit for the year. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

### 2.9.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is

no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

## 2.10 Property, plant, and equipment

Buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses.

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant, and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Furniture and Fixtures and Office equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised to write off the cost of assets (other than properties under construction) less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Depreciation on tangible fixed assets is provided on pro-rata basis on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except for certain assets as indicated below

	Useful lives estimated by the management (years)
Computers	3 to 6
Furniture	5
Building - Office/Commercial constructed at site	5

### 2.11 Impairment of tangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount, which

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

is the higher of the value in use or fair value less cost to sell, of the asset or cash generating unit, as the case may be, is estimated and the impairment loss (if any) is recognised and the carrying amount is reduced to its recoverable amount. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.12 Inventories

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis. Stock of units in completed projects and construction work-in-progress are valued at lower of cost and net realisable value. Cost includes land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs.

### 2.13 Cost of Construction / Development:

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion Certificate is carried over as construction work-in-progress. Costs incurred for projects which have received Occupancy/Completion Certificate is carried over as Completed Properties.

### 2.14 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

### 2.15 Earnings Per Share

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'.

Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year.

Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

### 2.16 Provisions and Contingent Liabilities

#### Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, considering the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received, and the amount of the receivable can be measured reliably.

Provisions and contingent liabilities are reviewed at each Balance Sheet date.

#### 2.16.1 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

#### 2.16.2 Contingent liabilities

Contingent liability is disclosed in case of:

- a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation; and
- a present obligation arising from past events when no reliable estimate is possible.

### 2.17 Financial instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

#### 2.17.1 Classification and subsequent movement

##### Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured at either amortised cost or fair value, depending on their respective classification.

On initial recognition, a financial asset is classified as – measured at:

- Amortised cost; or
- Fair Value through Profit or Loss (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

All Financial assets are not classified as measured at amortised cost or FVTOCI are measured at FVTPL.

Financial Assets at amortised cost are subsequently measured at amortised cost using effective interest method. The amortised cost is reduced by impairment loss. Interest income and impairment loss are recognised in the statement of profit and loss. Any gain or loss on derecognition is recognised in statement of profit and loss.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets at FVTPL are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.

### 2.17.2 Impairment of financial assets

The Company applies the expected credit loss (ECL) model for recognising impairment loss on financial assets.

Loss allowance for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the party does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities under the Company's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

### 2.17.3 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expires, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all the risks and rewards of the transferred assets, the transferred assets are not derecognised

## 2.18 Financial liabilities and equity instruments

### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

### 2.18.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of directly attributable transaction costs.

### 2.18.2 Financial Liabilities

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading or it is a derivative (that does not meet hedge accounting requirements) or it is designated as such on initial recognition. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

### 2.18.3 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled, or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 2.19 Offsetting

Financial assets and liabilities are offset and the net amount presented in the balance sheet when and only when, the Company currently has legally enforceable rights to set off the amount and it intended either to settle them on a net basis or to realise the assets and settle liability simultaneously.

### 2.20 Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the Company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

### 2A. Use of estimates and judgements

In the application of the Company's accounting policies, which are described in note 2, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

### Key sources of estimation uncertainty

In the process of applying the Company's accounting policies, management has made the following judgements, which have the significant effect on the amounts recognised in the financial statements.

#### A. Estimation of net realisable value for inventories

Inventories are stated at the lower of cost and net realisable value. Net realisable value of inventories under construction is assessed with reference to the market prices at the reporting date less estimated costs to complete the construction and less an estimate of the time value of money to the date of completion if material. The market prices bear reference to the recent selling prices. The costs to complete the construction are estimated by management.

#### B. Useful lives of Depreciable/amortisable assets

The Company reviews the useful life of depreciable/amortisable assets at the end of each reporting period. This re-assessment may result in change in depreciation expense in future periods.

#### C. Taxes

Deferred tax assets are recognised for unused tax losses and other temporary differences leading to deferred tax assets to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon



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the likely timing and the level of future taxable profits together with future tax planning strategies.

**D. Determining the timing of revenue recognition on the sale of completed and under development property**

The Company has evaluated and generally concluded that the recognition of revenue over the period of time criteria are not met owing to non-enforceable right to payment for performance completed to date and, therefore, recognises revenue at a point in time. The Company has further evaluated and concluded that based on the analysis of the rights and obligations under the terms of the contracts relating to the sale of property, the revenue is to be recognised at a point in time when control transfers which coincides with receipt of Occupation Certificate.

**E. Determination of performance obligations**

With respect to the sale of property, the Company has concluded that the goods and services transferred in each contract constitute a single performance obligation. In

particular, the promised goods and services in contracts for the sale of property is to undertake development of property and obtaining the Occupation Certificate. Generally, the Company is responsible for all these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the Company accounts for them as a single performance obligation because they are not distinct in the context of the contract.

**F. Actuarial Valuation**

The determination of Company's liability towards defined benefit obligation to employees is made through independent actuarial valuation including determination of amounts to be recognised in the Statement of Profit and Loss and in other comprehensive income. Such valuation depends upon assumptions determined after taking into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market. Information about such valuation is provided in notes to the financial statements.

### 3. Property, Plant and Equipment

(Rs. in Lakh)					
Description of Assets	Building	Office Equipments	Furniture and Fixtures	Computers	Total
<b>I. Gross Carrying Amount</b>					
Balance as at April 01, 2024	452.18	96.59	240.20	79.57	868.54
Additions during the year	—	—	—	1.37	1.37
Deductions/adjustments during the year	—	29.77	82.97	1.60	114.34
<b>Balance as at March 31, 2025</b>	<b>452.18</b>	<b>66.82</b>	<b>157.23</b>	<b>79.34</b>	<b>755.57</b>
<b>II. Accumulated depreciation</b>					
Balance as at April 01, 2024	452.18	96.28	239.28	54.69	842.43
Depreciation expense for the year	—	0.08	0.39	10.83	11.30
Deductions/adjustments during the year	—	29.69	82.97	1.57	114.23
<b>Balance as at March 31, 2025</b>	<b>452.18</b>	<b>66.67</b>	<b>156.70</b>	<b>63.95</b>	<b>739.50</b>
<b>III. Net carrying amount (I-II)</b>					
<b>Balance as at March 31, 2025</b>	<b>—</b>	<b>0.15</b>	<b>0.53</b>	<b>15.39</b>	<b>16.07</b>
<b>Balance as at March 31, 2024</b>	<b>—</b>	<b>0.31</b>	<b>0.92</b>	<b>24.88</b>	<b>26.11</b>

(Rs. in Lakh)					
Description of Assets	Building	Office equipments	Furniture and Fixtures	Computers	Total
<b>I. Gross Carrying Amount</b>					
Balance as at April 01, 2023	452.18	97.02	240.20	70.25	859.65
Additions during the year	—	—	—	10.68	10.68
Deductions during the year	—	0.43	—	1.36	1.79
<b>Balance as at March 31, 2024</b>	<b>452.18</b>	<b>96.59</b>	<b>240.20</b>	<b>79.57</b>	<b>868.54</b>
<b>II. Accumulated depreciation</b>					
Balance as at April 01, 2023	452.18	96.58	238.89	43.86	831.51
Depreciation expense for the year	—	0.13	0.39	12.14	12.66
Deductions/adjustments during the year	—	0.43	—	1.31	1.74
<b>Balance as at March 31, 2024</b>	<b>452.18</b>	<b>96.28</b>	<b>239.28</b>	<b>54.69</b>	<b>842.43</b>
<b>III. Net carrying amount (I-II)</b>					
<b>Balance as at March 31, 2024</b>	<b>—</b>	<b>0.31</b>	<b>0.92</b>	<b>24.88</b>	<b>26.11</b>

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 4. Tax Expense

#### (a) Income tax expense recognised in Statement of Profit & Loss

		(Rs. in Lakh)		(Rs. in Lakh)	
				As at	As at
				March 31, 2025	March 31, 2024
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024	Particulars	March 31, 2025	March 31, 2024
<b>Current Tax:</b>			Fiscal allowance on property, plant and equipment	80.96	89.72
In respect of current year	178.74	153.99	Provision for employee benefits	7.36	8.46
In respect of prior year	—	—	Brought forward unused tax losses	2,803.20	2,655.02
<b>Deferred Tax:</b>			Other temporary differences	—	(51.39)
In respect of current year origination and reversal of temporary differences	(183.61)	(14.49)	<b>Total</b>	<b>2,951.25</b>	<b>2,767.64</b>
<b>Total income tax expense</b>	<b>(4.87)</b>	<b>139.50</b>	<b>Deferred tax Asset not recognised</b>		
			Brought Forward Unused Tax losses	1,363.52	1,526.24
			<b>Total</b>	<b>1,363.52</b>	<b>1,526.24</b>

#### b) Deferred Tax Assets

		(Rs. in Lakh)	
		As at	As at
		March 31, 2025	March 31, 2024
Particulars			
<b>Deferred tax Asset recognised</b>			
Disallowance u/s 43(B) of the Income tax Act, 1961	59.73	65.83	

#### (c) Movement in Deferred Tax (Net) in relation to:

		(Rs. in Lakh)		
		Opening Balance as at April 01, 2024	Recognised in Statement of Profit and Loss	Recognised in Other Comprehensive Income
				Closing Balance as at March 31, 2025
<b>Particulars</b>				
<b>Deferred Tax Liabilities:</b>				
Other Temporary differences		(51.39)	51.39	—
<b>Deferred Tax Liabilities</b>		<b>(51.39)</b>	<b>51.39</b>	<b>—</b>
<b>Deferred Tax Assets:</b>				
Disallowance u/s 43(B) of the Income tax Act, 1961		65.83	(6.10)	—
Fiscal allowance on property, plant and equipment		89.72	(8.76)	—
Provision for employee benefits		8.46	(1.10)	—
Brought forward unused tax losses		2,655.02	148.18	—
<b>Deferred Tax Assets</b>		<b>2,819.03</b>	<b>132.22</b>	<b>—</b>
<b>Deferred Tax Assets / Liabilities (Net)</b>		<b>2,767.64</b>	<b>183.61</b>	<b>2,951.25</b>

		(Rs. in Lakh)		
		Opening Balance as at April 01, 2023	Recognised in Statement of Profit and Loss	Recognised in Other Comprehensive Income
				Closing Balance as at March 31, 2024
<b>Particulars</b>				
<b>Deferred Tax Liabilities:</b>				
Other Temporary differences		—	(51.39)	—
<b>Deferred Tax Liabilities</b>		<b>—</b>	<b>(51.39)</b>	<b>—</b>
<b>Deferred Tax Assets:</b>				
Disallowance u/s 43(B) of the Income tax Act, 1961		91.83	(26.00)	—
Fiscal allowance on property, plant and equipment		100.21	(10.49)	—
Provision for employee benefits		7.54	0.92	—
Brought forward unused tax losses		2,553.57	101.45	—
<b>Deferred Tax Assets</b>		<b>2,753.15</b>	<b>65.88</b>	<b>—</b>
<b>Deferred Tax Assets / Liabilities (Net)</b>		<b>2,753.15</b>	<b>14.49</b>	<b>2,819.03</b>

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## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(d) Reconciliation of estimated income tax expense at tax rate to income tax expense reported in the Statement of Profit and Loss is as follows:

Particulars	(Rs. in Lakh)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Profit before tax</b>	<b>696.06</b>	5,553.28
Income tax expense calculated at the statutory income tax rate of 25.17% (25.17% for the previous year)	<b>175.20</b>	1,397.76
Provision for tax of current year	<b>178.74</b>	153.99
Effect of expenses that is non deductible in determining taxable profit	<b>(358.81)</b>	(1,412.25)
<b>Income tax expense recognised in statement of profit &amp; loss</b>	<b>(4.87)</b>	139.50

### 5. Other assets

	(Rs. in Lakh)			
	As at March 31, 2025		As at March 31, 2024	
Particulars	Non-current	Current	Non-current	Current
<b>Advances other than capital advances</b>				
Balances with government authorities (other than income taxes)	—	67.28	—	37.37
Prepaid expenses	—	2,313.02	—	2,090.68
Collaboration advance	—	1,885.52	—	3,581.48
Other advances #	—	945.76	—	710.18
<b>Total</b>	<b>—</b>	<b>5,211.58</b>	<b>—</b>	<b>6,419.71</b>

# Other Advances comprises of Project Advances given to vendors.

### 6. Inventories (at lower of cost and net realisable value)

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
Raw materials	355.73	213.83
Work-in-progress*	36,709.87	32,253.18
Finished goods	—	—
<b>Total</b>	<b>37,065.60</b>	<b>32,467.01</b>

\* Work-in-Progress represents materials at site and construction cost incurred for the projects.

In the opinion of the management, the net realisable value of the construction work in progress will not be lower than the costs so included therein.

The Company has availed overdraft / cash credit facilities which are secured by hypothecation of inventories.

### 7. Investments

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
<b>Designated at Fair Value Through Profit and Loss</b>		
Quoted investments	—	7,522.84
Investment in mutual funds	—	7,522.84
<b>Total</b>	<b>—</b>	<b>7,522.84</b>
<b>Other disclosures</b>		
Aggregate carrying value of quoted investments	—	7,522.84
Market value of quoted investments	—	7,522.84

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 8. Trade Receivables

Particulars	(Rs. in Lakh)		Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024		As at March 31, 2025	As at March 31, 2024
Considered good- unsecured	1,114.29	6,401.41	<u>Disputed Trade Receivables- which have significant increase in credit risk</u>	—	—
Credit Impaired	25.00	25.00	<u>Disputed Trade Receivables- credit impaired</u>	—	—
	1,139.29	6,426.41			
Less: Loss allowance	(25.00)	(25.00)	<b>Total</b>	<b>1,139.29</b>	<b>6,426.41</b>
<b>Total</b>	<b>1,114.29</b>	<b>6,401.41</b>			

### 8a. Movement in the allowance for credit losses

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
Balance at beginning of the year	25.00	25.00
Addition during the year	—	—
<b>Total</b>	<b>25.00</b>	<b>25.00</b>

Refer Note 28 for disclosures related to credit risk, impairment risk of trade receivables under expected credit loss model and related financial instrument disclosures.

### 8b. Ageing for trade receivables from the due date of payment for each of the category is as follows:

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
<u>Undisputed Trade Receivable - Considered good - unsecured</u>	1,114.29	6,401.41
Not Due	817.32	5,683.53
Less than 6 months	277.14	697.79
6 months -1 year	10.07	11.01
1-2 Years	0.68	5.23
2-3 years	5.23	3.17
More than 3 years	3.85	0.68
<u>Undisputed Trade Receivable - Credit impaired</u>	25.00	25.00
Not Due	—	—
Less than 6 months	—	—
6 months -1 year	—	—
1-2 Years	—	—
2-3 years	—	—
More than 3 years	25.00	25.00

### 9. Cash & Cash Equivalents and Bank Balances

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
<b>Cash and cash equivalents</b>		
Balances with banks:		
— On current accounts	321.05	177.50
— Fixed deposits with original maturity of less than three months	236.00	1,869.00
<b>Total Cash and cash equivalent (considered in Statement of Cash Flows)</b>	<b>557.05</b>	<b>2,046.50</b>
<b>Bank Balances other than Cash and cash equivalents</b>		
Balances with Banks:		
— Earmarked Balances	1,187.65	984.72
— Towards margin money	571.51	558.95
— Fixed deposits with original maturity greater than 3 months	17,188.71	12,795.61
<b>Total Other Bank balances</b>	<b>18,947.87</b>	<b>14,339.28</b>

### 10. Other Financial assets

Particulars	(Rs. in Lakh)			
	As at March 31, 2025		As at March 31, 2024	
<b>Measured at amortised cost</b>	<b>Non-current</b>	<b>Current</b>	<b>Non-current</b>	<b>Current</b>
<b>Unsecured, considered good unless stated otherwise</b>				
Interest accrued	—	522.89	—	250.53
Security Deposit	130.75	—	310.72	—
<b>Total</b>	<b>130.75</b>	<b>522.89</b>	<b>310.72</b>	<b>250.53</b>

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### 11. Equity Share capital

Particulars	(Rs. in Lakh)			
	As at March 31, 2025		As at March 31, 2024	
	No. of shares	Amount	No. of shares	Amount
<b>Authorised</b>				
Ordinary Equity Shares of Rs.10 each	100,000	10.00	100,000	10.00
Class A Equity Shares of Rs.10 each	1,550,000	155.00	1,550,000	155.00
Class B Equity Shares of Rs.10 each	116,500	11.65	116,500	11.65
Class C Equity Shares of Rs.10 each	116,500	11.65	116,500	11.65
Series A 0.01% Optionally Convertible Redeemable Preference Shares (OCRPS) of Rs.10 each	250	0.03	250	0.03
0.01% Compulsorily Convertible Preference Shares (CCPS) of Rs.10 each	250	0.02	250	0.02
Series B 0.01% Optionally Convertible Redeemable Preference Shares (OCRPS) of Rs.10 each	116,500	11.65	116,500	11.65
	<u>2,000,000</u>	<u>200.00</u>	<u>2,000,000</u>	<u>200.00</u>
<b>Issued, subscribed and fully paid-up shares</b>				
Class A Equity Shares of Rs. 10 each	822,507	82.25	822,507	82.25
Class B Equity Shares of Rs. 10 each	11,043	1.10	23,043	2.30
Class C Equity Shares of Rs. 10 each	11,043	1.10	23,043	2.30
Series A 0.01% Optionally Convertible Redeemable Preference Shares (OCRPS) of Rs.10 each*	1	0.00	1	0.00
0.01% Compulsorily Convertible Preference Shares (CCPS) of Rs.10 each*	1	0.00	1	0.00
<b>Total</b>	<u>844,595</u>	<u>84.45</u>	<u>868,595</u>	<u>86.85</u>

\* Represents Rs 20/- (As at March 31, 2024 Rs 20/-)

#### (i) Reconciliation of the number of shares and outstanding amount

Particulars	(Rs. in Lakh)				
	Opening Balance	Issued during the year	Shares extinguished on buy back (*)	Shares extinguished on capital reduction (#)	Closing Balance
<b><u>(a) Equity Shares without Voting rights</u></b>					
<b><u>Class B equity shares</u></b>					
Year Ended 31 March 2025					
No. of Shares	23,043	–	–	12,000	11,043
Amount	2.30	–	–	1.20	1.10
Year Ended 31 March 2024					
No. of Shares	28,523	–	5,480	–	23,043
Amount	2.85	–	0.55	–	2.30
<b><u>Class C equity shares</u></b>					
Year Ended 31 March 2025					
No. of Shares	23,043	–	–	12,000	11,043
Amount	2.30	–	–	1.20	1.10
Year Ended 31 March 2024					
No. of Shares	28,523	–	5,480	–	23,043
Amount	2.85	–	0.55	–	2.30
<b><u>(b) Equity Shares with Voting rights</u></b>					
<b><u>Class A equity shares</u></b>					
Year Ended 31 March 2025					
No. of Shares	822,507	–	–	–	822,507
Amount	82.25	–	–	–	82.25
Year Ended 31 March 2024					
No. of Shares	822,507	–	–	–	822,507
Amount	82.25	–	–	–	82.25

(\*) Refer note 31

(#) Refer note 32

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Rs. in Lakh)

Particulars	Opening Balance	Issued during the year	Shares extinguished on buy back (*)	Shares extinguished on capital reduction (#)	Closing Balance
<b><u>(c ) Preference Shares</u></b>					
<b>Series A 0.01% Optionally Convertible Redeemable Preference Shares (OCRPS)</b>					
Year Ended 31 March 2025					
No. of Shares	1	–	–	–	1
Amount*	0.00	–	–	–	0.00
Year Ended 31 March 2024					
No. of Shares	1	–	–	–	1
Amount*	0.00	–	–	–	0.00
<b>0.01% Compulsorily Convertible Preference Shares (CCPS)</b>					
Year Ended 31 March 2025					
No. of Shares	1	–	–	–	1
Amount*	0.00	–	–	–	0.00
Year Ended 31 March 2024					
No. of Shares	1	–	–	–	1
Amount*	0.00	–	–	–	0.00

This Note covers the equity component of the issued convertible preference shares

\* Represents Rs 20/- (As at March 31, 2024 Rs 20/-)

### (a) Terms/ rights attached to equity shares

The Company has three classes of equity shares. The details are as follows :-

Each holder of Class A Equity Share is entitled to one vote per share, shall not carry any dividend and shall not carry any economic rights. The Series A Equity Shares shall rank subordinate to the Compulsorily Convertible Preference Shares, the Series A OCRPS, the Series B OCRPS, the Series B Equity Shares and the Series C Equity Shares with respect to distribution rights and rights on liquidation, dissolution and winding up of the affairs of the Company.

Each holder of Class B Equity Share shall be non voting and entitled to dividend. The economic rights on Series B Equity Shares shall be for the entire Series B as a whole, with economic rights equal to 50% of the total economic rights of the Shareholders of the Company, until the Series B shareholder has achieved a 17% Internal Rate of Return (IRR) on the Investment Subscription Amount. On achieving 17% IRR by the Series B shareholder, the Series B Equity Shares to carry 35% share of the total economic rights of the Shareholders of the Company.

Each holder of Class C Equity Share shall be non voting and entitled to dividend. The economic rights on Series C Equity Shares shall be for the entire Series C as a whole, with economic rights equal to 50% of the total economic rights of the Shareholders of the Company, until the Series C shareholder has achieved a 17% IRR on the Investment Subscription Amount. On achieving 17% IRR by Series C shareholder, the Series C Equity Shares to carry 65% share of the total economic rights of the Shareholders of the Company.

### (b) Terms of conversion/ redemption of Optionally Convertible Redeemable Preference Shares (OCRPS)

The Series A OCRPS shall carry a dividend, as and when declared, at the rate of 0.01% per annum ("Fixed Dividends"). The Series A OCRPS shall be non-cumulative and not carry any voting rights. One Series A OCRPS shall convert to one Series A Equity Share at the conversion Ratio at the option of the holder of the Series A OCRPS. The Series A OCRPS shall be optionally redeemable at par. In the event of liquidation of the Company, Series A OCRPS shall be deemed to have been converted into Series A Equity Shares.

### (c) Terms of conversion/ redemption of Compulsorily Convertible Preference Shares (CCPS)

CCPS shall carry a dividend, as and when declared, at the rate of 0.01% per annum (Fixed Dividend). The CCPS shall be non-cumulative and shall not carry any voting rights. One CCPS Share shall convert to one Series B Equity Share. The CCPS shall be deemed to have automatically and mandatorily converted to Series B Equity Shares at the Conversion Ratio at the expiry of 12 years from the date of allotment. CCPS can be voluntarily converted to Series B Equity Shares at the option of the holder. In the event of liquidation of the Company, the CCPS shall be deemed to have been converted into Series B Equity Shares.

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

Particulars	Aggregate Number of Shares	
	As at March 31, 2025	As at March 31, 2024
<b>Series B and Series C Equity Shares</b>		
<b>Fully paid up pursuant to contract(s) without payment being received in cash</b>		
Fully Paid Series C Equity Shares by way of conversion of Optionally Convertible Debentures (OCD)	64,034	64,034
Fully Paid Series B Equity Shares by way of conversion of Compulsory Convertible Debentures (CCD)	64,034	64,034
<b>Shares extinguished on buy back</b>		
Fully Paid Series C Equity Shares	24,380	24,380
Fully Paid Series B Equity Shares	24,380	24,380

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### (ii) Details of shares held by the holding company, the ultimate holding company and its subsidiaries

Particulars	Class A Equity shares with voting rights	Class C Equity shares without voting rights	Series A 0.01% Optionally Convertible Redeemable Preference Shares (OCRPS)
<b>As at March 31, 2025</b>			
Mahindra Lifespace Developers Ltd - the holding company			
No. of Shares	616,879	11,043	1
<b>As at March 31, 2024</b>			
Mahindra Lifespace Developers Ltd - the holding company			
No. of Shares	616,879	23,043	1

### (iii) Details of shareholders holding more than 5% shares in the company

Name of the shareholder	As at March 31, 2025		As at March 31, 2024	
	No.	% holding in the class	No.	% holding in the class
<b>Equity shares without voting rights:-</b>				
Class C equity Shares	11,043	100%	23,043	100%
Mahindra Lifespace Developers Limited - Enterprise having joint control over the Company				
Class B equity Share	11,043	100%	23,043	100%
Actis Mahi Holdings (Singapore) Private Limited - Enterprise having joint control over the Company				
<b>Equity shares with voting rights</b>				
Class A equity Share	616,879	75%	616,879	75%
Mahindra Lifespace Developers Limited - Enterprise having joint control over the Company				
Class A equity Shares	205,628	25%	205,628	25%
Actis Mahi Holdings (Singapore) Private Limited - Enterprise having joint control over the Company				
<b>Preference Shares</b>				
0.01% Optionally Convertible Redeemable Preference Shares (OCRPS)- Series A	1	100%	1	100%
Mahindra Lifespace Developers Limited - Enterprise having joint control over the Company				
0.01% Compulsorily Convertible Preference Shares (CCPS)- Series B	1	100%	1	100%
Actis Mahi Holdings (Singapore) Private Limited - Enterprise having joint control over the Company				

### (iv) Shares reserved for issue under options

For details of shares reserved for issue on conversion of OCRPS and CCPS, please refer note 11 (b) and 11 (c) respectively regarding terms of conversion/redemption of preference shares.

### (v) Details of shareholdings by the Promoter's of the Company

Class of shares / Name of shareholder	As at March 31, 2025		As at March 31, 2024		Change during the period	% change during the period
	Number of shares held	% holding	Number of shares held	% holding		
Mahindra Lifespace Developers Limited						
<b>Equity shares with voting rights</b>						
Class A equity Share	616,879	75.00%	616,879	75.00%	—	0.00%
<b>Equity shares without voting rights</b>						
Class C equity Shares	11,043	100.00%	23,043	100.00%	(12,000)	0.00%
<b>0.01% Optionally Convertible Redeemable Preference Shares (OCRPS)- Series A</b>	1	100.00%	1	100.00%	—	0.00%

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 12. Other Equity

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
Securities premium	21,558.86	33,554.06
Retained earnings	(11,108.03)	(11,810.19)
Capital Redemption Reserve	4.88	4.88
Equity component of compound financial instruments	0.00	0.00
<b>Other Equity Total</b>	<b>10,455.71</b>	<b>21,748.75</b>

#### Description of the nature and purpose of Other Equity:

**Securities Premium:** The Securities Premium Reserve is created on issue of shares at a premium. During the year ended March 31, 2025, Securities Premium account is utilised for capital reduction.

**Retained earnings:** This reserve represents cumulative profits/losses of the Company. This reserve can be utilised in accordance with the provisions of Companies Act, 2013.

**Capital Redemption Reserve:** Capital Redemption Reserve is created by transferring funds from securities premium account being face value of shares bought back during the year ended March 31, 2024 in accordance with the provisions of Companies Act, 2013.

**Equity component of compound financial instruments:** This amount relates to equity component of convertible preference shares as per the requirements of Ind AS 32. The liability component of preference shares is NIL. The equity component is Rs 20/- (March 31, 2024 - Rs 20/-).

### 13. Borrowings

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
<b>Current Borrowings</b>		
<b>Secured Borrowings at amortised cost</b>		
<b>Loans repayable on demand</b>		
From banks	8,781.71	9,566.86
<b>Total current borrowings</b>	<b>8,781.71</b>	<b>9,566.86</b>

#### 1. Loans repayable on demand from banks (Secured)

##### a. Axis Bank Ltd

Cash Credit Facility (including WCDL) from Axis Bank Ltd carries interest rate in the range of 9.00% to 9.80% p.a (March 31, 2024 - 9.10% to 9.60% p.a). The facility is secured by first ranking pari passu charge by way of hypothecation (pari passu only with the security interest created / to be created to secure the working capital facilities availed by the Company) over the land admeasuring 6.8 acres and building of borrower of its Luminare Project, First charge on development rights under the Collaboration agreement, receivables (present & future) of its Luminare Project and, Rights/Claims/Demands/Approvals/Permits relating to Luminare Project and all insurance contracts in relation to Luminare Project.

##### b. HDFC Bank Ltd

Overdraft facility (including WCDL) from HDFC Bank carries interest rate of 8.50% to 9.60% p.a (March 31, 2024- 8.85% to 9.45% p.a). The facility is secured by first pari passu charge (pari passu along with other lenders for current facility) on receivables to the extent of Borrower's share (75% of receivables) pertaining to Luminare (Gurgaon) project, present and future.

### Reconciliation of movement in borrowings to cash flows from financing activities

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
Opening balance		
Short term borrowings	9,566.86	4,877.37
Cash flow movements		
Proceeds from borrowings	35,214.85	4,689.49
Repayment of borrowings	(36,000.00)	—
	(785.15)	4,689.49
Closing balance		
Short term borrowings	8,781.71	9,566.86

### 14. Trade Payables

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
Trade payable - micro and small enterprises*	294.03	6.60
Trade payable - Other than micro and small enterprises	1,379.97	1,562.69
<b>Total</b>	<b>1,674.00</b>	<b>1,569.29</b>

Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

\* This information has been determined to the extent such parties have been identified on the basis of the intimation received from the suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006.

#### 14a. Disclosures required under Section 22 or the Micro, Small and Medium Enterprises Development Act, 2006

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
a) The principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year	294.03	6.60
b) The amount of interest paid in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	—	—
c) The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	—	—
d) The amount of interest accrued and remaining unpaid at the end of each accounting year	—	—
e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	—	—
<b>Total</b>	<b>294.03</b>	<b>6.60</b>



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 14b. Ageing for trade payable from the due date of payment for each of the category is as follows:

	(Rs. in Lakh)	
Particulars	As at March 31, 2025	As at March 31, 2024
<b><u>Undisputed dues of micro enterprises and small enterprises</u></b>		
Unbilled	107.28	2.41
Not Due	178.49	1.07
Less than 1 year	8.26	3.12
1-2 Years	—	—
2-3 years	—	—
More than 3 years	—	—
<b><u>Undisputed dues of creditors other than micro enterprises and small enterprises</u></b>		
Unbilled	925.16	860.51
Not Due	340.30	381.46
Less than 1 year	100.79	155.95
1-2 Years	0.87	130.14
2-3 years	3.81	5.44
More than 3 years	9.04	29.19
<b><u>Disputed Dues- micro enterprises and small enterprises</u></b>	—	—
<b><u>Disputed Dues- Others</u></b>	—	—
<b>Total</b>	<b>1,674.00</b>	<b>1,569.29</b>

### 15. Other Financial liabilities

	(Rs. in Lakh)	
Particulars	As at March 31, 2025	As at March 31, 2024
<b>Current</b>		
<b>Carried at Amortised Cost</b>		
Interest accrued	26.40	—
Advance towards Society Maintenance	1,248.16	1,177.23
<b>Total</b>	<b>1,274.56</b>	<b>1,177.23</b>

### 16. Provisions

	(Rs. in Lakh)	
Particulars	As at March 31, 2025	As at March 31, 2024
<b>Non-Current</b>		
<b>Provision for Employee Benefits</b>		
Gratuity	15.66	16.56
Leave encashment	8.10	10.71
<b>Total</b>	<b>23.76</b>	<b>27.27</b>
<b>Current</b>		
<b>Provision for Employee Benefits</b>		
Gratuity	3.06	3.10
Leave encashment	2.43	3.26
<b>Other Current Provisions</b>		
Provision for defect liabilities	212.31	236.54
<b>Total</b>	<b>217.80</b>	<b>242.90</b>

### Defect Liability Provisions:

Provision for defect liability represents present value of management's best estimate of the future outflow of economic resources that will be required in respect of residential units when control over the property has been transferred to the customer, the estimated cost of which is accrued during the period of construction, upon sale of units and recognition of related revenue. Management estimates the related provision for future defect liability claims based on historical cost of rectifications and is adjusted regularly to reflect new information. The residential units are generally covered under the defect liability period limited to 5 year from the date when control over the property has been transferred to the customer.

The movement in provision for defect liabilities is as follows:

	(Rs. in Lakh)
<b>Particulars</b>	<b>Provision for Defect Liability</b>
<b>Balance at March 31, 2023</b>	<b>364.84</b>
Additional provisions recognised	—
Amounts utilised / reversed during the year	128.30
<b>Balance at March 31, 2024</b>	<b>236.54</b>
Additional provisions recognised	—
Amounts utilised / reversed during the year	24.23
<b>Balance at March 31, 2025</b>	<b>212.31</b>

### 17. Other Current liabilities

	(Rs. in Lakh)	
Particulars	As at March 31, 2025	As at March 31, 2024
Advances received from customers	45,101.40	38,670.57
Statutory dues payable*	154.94	339.59
<b>Total</b>	<b>45,256.34</b>	<b>39,010.16</b>

\* There are no amounts due and outstanding to be credited to the Investor Education and Protection Fund.

### 18. Revenue from Operations

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Revenue from Contracts with Customers</b>		
Revenue from Projects	—	656.13
<b>Total</b>	<b>—</b>	<b>656.13</b>

Notes:

#### a) Contract Balances

- Amounts received before the related performance obligation is satisfied are included in the balance sheet (Contract liability) as "Advances received from Customers" in note 17- Other Current Liabilities. Amounts billed for development milestone achieved but not yet paid by the customer are included in the balance sheet under trade receivables in note 8- Trade Receivables.
- During the year, the Company recognised NIL revenue from opening contract liability (after Ind AS 115 adoption) of Rs 38,670.57 lakhs (recognised in previous year - NIL out of Rs 14,140.68 lakhs).
- There were no significant changes in the composition of the contract liabilities and Trade receivable during the reporting period other than on account of periodic invoicing, sales cancellations and revenue recognition.
- Amounts previously recorded as contract liabilities increase due to further milestone based invoices raised during the year and decrease due to revenue recognised during the year on completion of the construction.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

v) Amounts previously recorded as Trade receivables increase due to further milestone based invoices raised during the year and decrease due to collections during the year.

vi) There are no contract assets outstanding at the end of the year.

vii) The aggregate amount of the transaction price allocated to the performance obligations that are completely or partially unsatisfied as at March 31, 2025, is Rs. 61,214.41 lakhs (March 31, 2024 - Rs. 58,839.99 lakhs). Out of this, the Company expects, based on current projections, to recognize of 100% (March 31, 2024 - NIL) revenue within the next one year. This includes contracts that can be terminated for convenience with a penalty as per the agreement since, based on current assessment, the occurrence of the same is expected to be remote.

b) **Reconciliation of revenue recognised with the contracted price is as follows:**

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Contracted price	—	656.13
Adjustments on account of cash discounts or early payment rebates, deferred payment schemes etc.	—	—
<b>Revenue recognised as per Statement of Profit &amp; Loss</b>	<b>—</b>	<b>656.13</b>

c) **Contract Costs**

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Contract costs included in prepaid expenses in note 5- other assets	<b>2,313.02</b>	2,090.68

The Company incurs commissions that are incremental costs of obtaining a contract with a customer. Under Ind AS 115, the Company recognises the incremental costs of obtaining a contract as assets under Prepaid Expenses under note no. 5 - Other Assets and amortises it upon completion of the related property sale contract.

For the year ended March 31, 2025, amortisation amounting to Rs. 20.31 lakhs (Previous Year - Rs. 268.56 lakhs) was recognised as brokerage cost in note 22- Other expenses. There was no impairment loss in relation to the costs capitalised.

**19. Other Income**

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Interest income on bank deposits	<b>1,436.36</b>	551.31
Gain on sale of current investments	<b>506.01</b>	117.03
Net gain arising on investments measured at fair value through profit and loss	—	200.12
Miscellaneous income	<b>160.35</b>	207.44
<b>Total Other Income</b>	<b>2,102.72</b>	1,075.90

**20. Construction Expenses Incurred**

(Rs. in Lakh)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Expenses incurred during the year</b>		
Civil, electricals, contracting, etc.	<b>4,136.74</b>	4,354.35
Legal & professional fees	<b>109.47</b>	22.19
Interest costs allocated	—	26.06
Manpower cost	<b>198.35</b>	269.62
Provision reversal (refer note below)	—	(5,897.93)
Other project administration cost	<b>12.13</b>	0.66
<b>Construction Expenses incurred during the year (a)</b>	<b>4,456.69</b>	(1,225.05)
Provision for Defect Liability (b)	—	—
<b>Total Construction Expenses incurred (a+b)</b>	<b>4,456.69</b>	(1,225.05)

The Company is executing residential projects at NCR. The Tower B project of Luminare had a successful launch and approx. 98% of the units are booked for sale as on March 31, 2024. During the year ended March 31, 2024 there were increased bookings and an increase in average sale price per sq.ft. Consequently, while valuing its inventory as per its accounting policies, the Company has reversed the NRV provision of Rs.5,897.93 lakhs.

**21. Changes in inventories of work-in-progress and finished goods**

(Rs. in Lakh)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Opening Stock		
Work-in-progress	<b>32,253.18</b>	27,580.30
Finished Goods	—	332.12
<b>Total Opening Stock</b>	<b>32,253.18</b>	27,912.42
Closing Stock		
Work-in-progress	<b>36,709.87</b>	32,253.18
Finished Goods	—	—
<b>Total Closing Stock</b>	<b>36,709.87</b>	32,253.18
<b>Changes in inventories of work-in-progress and finished goods</b>	<b>(4,456.69)</b>	(4,340.76)

**22. Other expenses**

(Rs. in Lakh)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Advertisement, marketing & business development	<b>0.50</b>	167.74
Commission & brokerage	<b>20.31</b>	268.56
Legal and other professional fees	<b>166.22</b>	238.23
Insurance	—	0.39
Payment to auditors #	<b>31.07</b>	42.23

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Repairs & maintenance	49.93	83.49
Loss on disposal of property plant & equipment	0.10	0.06
Rates & taxes	1.39	1.26
Travelling & conveyance	19.50	10.15
Printing & stationery	0.84	1.11
Power & fuel	9.02	1.12
Miscellaneous expenses	56.44	51.34
<b>Total</b>	<b>355.32</b>	<b>865.68</b>

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>*Payment to auditors</b>		
(a) To Statutory Auditors		
For audit	20.66	17.27
For tax audit	7.70	7.27
For other services (certification)	1.10	16.26
Reimbursement of expenses	0.60	0.42
(b) To Cost Auditors for cost audit	1.01	1.01
	<b>31.07</b>	<b>42.23</b>

### 23. Finance Costs

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
a) Interest costs		
Interest expense for financial liabilities at amortised cost	916.88	730.74
b) Other borrowing cost	—	0.94
Less: Allocated to Projects	—	(26.06)
<b>Total</b>	<b>916.88</b>	<b>705.62</b>

### 24. Employee Benefits Expense

	(Rs. in Lakh)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Salaries and wages including bonus	296.94	401.67
Contributions to provident and other funds	20.28	20.45
Staff welfare expenses	4.29	8.10
Less: Allocated to projects	(198.35)	(269.62)
<b>Total</b>	<b>123.16</b>	<b>160.60</b>

### 25. Earnings per share (EPS)

Basic EPS amounts are calculated by dividing the profit/(loss) for the year attributable to equity holders of the Company by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit/(loss) attributable to equity holders of the Company (after adjusting for dividend on preference shares) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

The following reflects the profit/(loss) and share data used in the basic and diluted EPS computations:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Profit after tax for the year (in Rs Lakh)	700.93	5,413.78
Weighted average number of Class A equity shares in calculating EPS*	8,22,507	8,22,507
Weighted average number of Class B equity shares in calculating EPS	18,933	25,124
Weighted average number of Class C equity shares in calculating EPS	18,933	25,124
Conversion of Compulsory Convertible Preference Shares	1	1
Conversion of Optionally Convertible Redeemable Preference Shares	1	1
Face Value of Class B Equity Shares	10	10
Face Value of Class C Equity Shares	10	10
<b>Earnings per Class B Equity share - Basic (in Rs.)</b>	<b>1,851.08</b>	<b>10,774.12</b>
<b>Earnings per Class C Equity share - Basic (in Rs.)</b>	<b>1,851.08</b>	<b>10,774.12</b>
<b>Earnings per Class B Equity share - Diluted (in Rs.)</b>	<b>1,851.03</b>	<b>10,773.91</b>
<b>Earnings per Class C Equity share - Diluted (in Rs.)</b>	<b>1,851.03</b>	<b>10,773.91</b>

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

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Net profit for the year, used in the calculation of basic earning per share (in Rs Lakh)	700.93	5,413.78
<b>Profit for the year used in the calculation of diluted earnings per share</b>	<b>700.93</b>	<b>5,413.78</b>
Weighted average number of equity shares used in calculating basic EPS	37,866	50,248
<b>Effect of dilution:</b>		
Convertible Preference Share (in nos.)	2	2
<b>Weighted average number of equity shares in the calculation of diluted EPS</b>	<b>37,868</b>	<b>50,250</b>

\* As Class A Equity Shares does not carry any dividend and economic rights, therefore the same has not been considered in calculation of Basic & Diluted EPS.

### 26. Leases

The company did not have any leasing arrangement during the year ended March 31, 2025.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 27. Related party disclosures

#### Names of related parties and related party relationship

##### Related parties where control exists

Enterprises having joint control over the Company

Mahindra Lifespace Developers Limited

Actis Mahi Holdings (Singapore) Private Limited (Formerly known as  
SCM Real Estate (Singapore))

##### Other Related parties with whom transactions have taken place

Holding company of enterprise having joint control over the Company

Mahindra & Mahindra Limited

Subsidiary of Holding company of enterprise having joint control over the Company

Mahindra Integrated Business Solutions Private Limited

Mahindra Defence Systems Limited

Extended Universe of Ultimate Parent Company

AIS Glass Solutions Limited

Fellow subsidiaries

Mahindra World City (Jaipur) Limited

Director

Ashish Singh

##### Related party transactions

The following table provides the basic value of transactions that have been entered into with related parties for the relevant financial year:

(Rs. in Lakh)

Nature of transactions with Related Parties	For the year ended	Mahindra Lifespace Developers Limited	Actis Mahi Holdings (Singapore) Private Limited	Mahindra & Mahindra Limited	Mahindra World City (Jaipur) Limited.	AIS Glass Solutions Limited	Ashish Singh (Director)	Mahindra Integrated Business Solutions Private Limited
Providing Services	31-Mar-25	–	–	–	–	–	3.25	–
	31-Mar-24	–	–	–	–	–	3.20	–
Re-imbursement from parties	31-Mar-25	–	–	–	–	–	–	–
	31-Mar-24	16.18	–	–	2.97	–	–	–
Receiving of services	31-Mar-25	–	–	1.00	–	–	–	36.28
	31-Mar-24	128.92	–	15.03	–	–	–	28.52
Re-imbursement to parties	31-Mar-25	1.16	–	15.20	–	–	–	–
	31-Mar-24	7.69	–	–	–	–	–	–
Purchase of goods	31-Mar-25	–	–	–	–	56.87	–	–
	31-Mar-24	–	–	–	–	–	–	–
Payment towards capital reduction	31-Mar-25	5,998.80	5,998.80	–	–	–	–	–
	31-Mar-24	–	–	–	–	–	–	–
Payment for Buy Back of Class B and Class C Equity Shares	31-Mar-25	–	–	–	–	–	–	–
	31-Mar-24	2,734.63	2,734.63	–	–	–	–	–
Interest expense	31-Mar-25	–	–	–	–	–	–	–
	31-Mar-24	34.72	–	–	–	–	–	–
Intercompany deposit received	31-Mar-25	–	–	–	–	–	–	–
	31-Mar-24	3,200.00	–	–	–	–	–	–
Intercompany deposit repaid	31-Mar-25	–	–	–	–	–	–	–
	31-Mar-24	3,200.00	–	–	–	–	–	–

The following table provides the balances with related parties as on the relevant date:

(Rs. in Lakh)

Nature of Balances with Related Parties	Balance as on	Mahindra Lifespace Developers Limited	Actis Mahi Holdings (Singapore) Private Limited	Mahindra & Mahindra Limited	Mahindra World City (Jaipur) Limited	AIS Glass Solutions Limited	Ashish Singh (Director)	Mahindra Integrated Business Solutions Private Limited
Payables	31-Mar-25	–	–	–	–	11.03	–	0.51
	31-Mar-24	259.60	–	1.60	2.97	–	–	9.80
Receivables	31-Mar-25	–	–	0.23	–	42.30	–	–
	31-Mar-24	–	–	–	–	–	–	–

##### Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 28. Financial Instruments

#### Capital management

The Company's capital management objectives are:

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders
- maintain an optimal capital structure to reduce the cost of capital

The Management of the Company monitors the capital structure using debt equity ratio which is determined as the proportion of net debt to total equity.

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
Debt	8,781.71	9,566.86
Current investments	–	(7,522.84)
Cash and bank balances excluding margin monies and earmarked balances	(17,745.76)	(14,842.11)
<b>Net Debt (A)</b>	<b>(8,964.05)</b>	<b>(12,798.09)</b>
<b>Equity (B)</b>	<b>10,540.16</b>	<b>21,835.60</b>
<b>Net Debt Equity Ratio (A / B)</b>	<b>(0.85)</b>	<b>(0.59)</b>

#### Categories of financial assets and financial liabilities

The following tables shows the carrying amount of financial assets and financial liabilities by category:

Particulars	(Rs. in Lakh)	
	Amortised Costs As at March 31, 2025	As at March 31, 2024
<b>Financial assets</b>		
<b>Non-Current Assets</b>		
Other financial assets-non derivative financial assets	130.75	310.72
<b>Current Assets</b>		
Investments	–	7,522.84
Trade receivables	1,114.29	6,401.41
Cash and cash equivalents	557.05	2,046.50
Other bank balances	18,947.87	14,339.28
Other financial assets-non derivative financial assets	522.89	250.53
<b>Total financial assets</b>	<b>21,272.85</b>	<b>30,871.28</b>
<b>Financial liabilities</b>		
<b>Current liabilities</b>		
Borrowings	8,781.71	9,566.86
Trade payables	1,674.00	1,569.29
Other financial liabilities-non derivative financial liabilities	1,274.56	1,177.23
<b>Total financial liabilities</b>	<b>11,730.27</b>	<b>12,313.38</b>

#### Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factor.

#### CREDIT RISK

##### Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises from trade receivables, cash and cash equivalents and other financial assets.

##### Trade Receivables

The Company's trade receivables include receivables on sale of residential flats. As per the Company's flat handover policy, a flat is handed over to a customer only upon payment of entire amount of consideration. Thus, the Company is not exposed to any credit risk on receivables from sale of residential flats.

##### Cash and Cash Equivalents & Other Financial Assets

For banks and financial institutions, only high rated banks/institutions are accepted. The Company holds cash and cash equivalents with bank and financial institution counterparties, which are having highest safety ratings based on ratings published by various credit rating agencies. The Company considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties.

For other financial assets, the Company assesses and manages credit risk based on reasonable and supportive forward looking information. The Company does not have significant credit risk exposure for these items.

#### LIQUIDITY RISK

##### (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the Board of directors who have established an appropriate liquidity risk management framework for the management of the Company's short, medium and long term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

##### (ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

Particulars	(Rs. in Lakh)		
	Less than 1 Year	1-3 Years	3-5 Years
<b>Non-derivative financial liabilities</b>			
<b>As at March 31, 2025</b>			
Borrowings	8,781.71	–	–
Trade Payables	1,674.00	–	–
Other financial liabilities	1,274.56	–	–
<b>Total</b>	<b>11,730.27</b>	<b>–</b>	<b>–</b>
<b>As at March 31, 2024</b>			
Borrowings	9,566.86	–	–
Trade Payables	1,569.29	–	–
Other financial liabilities	1,177.23	–	–
<b>Total</b>	<b>12,313.38</b>	<b>–</b>	<b>–</b>

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. All such transactions are carried out within the guidelines set by the Board of Directors.

Future specific market movements cannot be normally predicted with reasonable accuracy.

### Currency Risk

Foreign currency risk is the risk that the fair value or the future cash flows of an exposure will fluctuate because of changes in the foreign exchange rate. The Company has not undertaken any transaction in foreign currency during the year ended March 31, 2025.

### Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings.

## 29 Fair Value Measurement

### Fair Valuation Techniques and Inputs used

(Rs. in Lakh)					
Financial assets measured at Fair value	Fair value as at		Fair value hierarchy	Valuation Technique(s)	Applicable for Level 2 and Level 3 hierarchy Key input(s)
	March 31, 2025	March 31, 2024			
<b>Financial assets</b>					
Investment in mutual funds	–	7,522.84	Level 1	Net Asset Value	Not applicable as Level 1 hierarchy
<b>Total</b>	–	7,522.84			

## 30. Employee benefits

### (a) Defined Contribution Plan

The Company's contribution to Provident Fund and Superannuation Fund aggregating Rs. 15.39 lakhs (31st March, 2024 - 17.01 lakhs) has been recognised in the Statement of Profit or Loss under the head Employee Benefits Expense.

### (b) Defined Benefit Plans:

#### Gratuity

The Company operates a gratuity plan covering qualifying employees. The benefit payable is the amount calculated as per the Payment of Gratuity Act, 1972. The benefit vests upon completion of five years of continuous service and once vested it is payable to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting. The scheme is unfunded as on March 31, 2025.

Through its defined benefit plans the Company is exposed to a number of risks, the most significant of which are detailed below:

#### Investment risk

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

#### Interest risk

A decrease in the bond interest rate will increase the plan liability.

### Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's financial statements are affected through the impact on floating rate borrowings, as follows:

Particulars	(Rs. in Lakh)	
	Increase/decrease in basis points	Effect on financial statements*
<b>As at March 31, 2025</b>		
INR	+100	(87.82)
INR	-100	87.82
<b>As at March 31, 2024</b>		
INR	+100	(95.67)
INR	-100	95.67

\* The effect as mentioned above will have impact on Profit/(Loss) Before Tax.

### Longevity risk

The present value of defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

### Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

Particulars	As at March 31, 2025	As at March 31, 2024
Discount rate(s)	6.68%	7.16%
Expected rate(s) of salary increase	10.00%	10.00%
Attrition Rate	21.21% p.a. for all service groups.	21.21% p.a. for all service groups.
Mortality	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)
Retirement age of the employees is assumed to be 60 years.		



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### Defined benefit plans – as per actuarial valuation on March 31, 2025

Particulars	(Rs. in Lakh)		(Rs. in Lakh)	
	Un-funded For the year ended March 31, 2025	Gratuity Plan For the year ended March 31, 2024	Un-funded For the year ended March 31, 2025	Gratuity Plan For the year ended March 31, 2024
Amounts recognised in comprehensive income in respect of these defined benefit plans are as follows:				
<b>Service Cost</b>				
Current Service Cost	3.48	3.11		
Past service cost and (gains)/losses	–	–		
Net interest expense	1.41	1.25		
Components of defined benefit costs recognised in profit or loss	4.89	4.36		
<b>Remeasurement on the net defined benefit liability</b>				
Actuarial (gains)/loss arising from demographic assumptions	–	–		
Actuarial (gains)/loss arising from changes in financial assumptions	0.32	0.11		
Actuarial (gains)/loss arising from experience adjustments	(1.55)	1.36		
Components of defined benefit costs recognised in other comprehensive income	(1.23)	1.47		
<b>Total</b>	<b>3.66</b>	<b>5.83</b>		
<b>I. Net Asset/(Liability) recognised in the Balance Sheet</b>				
1. Present value of defined benefit obligation	18.72	19.66		
2. Fair value of plan assets	–	–		
3. Surplus/(Deficit)	(18.72)	(19.66)		
4. Current portion of the above	(3.06)	(3.10)		
5. Non current portion of the above	(15.66)	(16.56)		
<b>II. Movements in the present value of the defined benefit obligation are as follows.</b>				
1. Present value of defined benefit obligation at the beginning of the year	19.66	17.13		
2. Transfer in liability	–	0.94		
3. Transfer out liability	(0.94)	(4.24)		
3. Expenses Recognised in Profit and Loss Account				
– Current service cost	3.48	3.11		
– Past service cost	–	–		
– Interest cost	1.41	1.25		
4. Recognised in Other Comprehensive Income				
Remeasurement gains / (losses)				
- Actuarial Gain (Loss) arising from:				
i. Demographic Assumptions	–	–		
ii. Financial Assumptions	0.32	0.11		
iii. Experience Adjustments	(1.55)	1.36		
5. Benefit payments	(3.66)	–		
<b>6. Present value of defined benefit obligation at the end of the year</b>	<b>18.72</b>	<b>19.66</b>		
The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:				
Principal Assumptions	Changes in assumption (%)	Impact on defined benefit obligation Increase in assumption	Decrease in assumption	
Discount rate	Mar-25 1.00%	(0.65)	0.70	
	Mar-24 1.00%	(0.70)	0.76	
Salary growth rate	Mar-25 1.00%	0.67	(0.63)	
	Mar-24 1.00%	0.73	(0.69)	
The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.				
<b>Maturity profile of defined benefit obligation:</b>				
Particulars	March 31, 2025	March 31, 2024		
Within 1 year	3.06	3.10		
1 - 2 year	3.04	2.77		
2 - 3 year	2.82	3.68		
3 - 4 year	3.69	2.43		
4 - 5 year	1.84	2.99		
Above 5 years	10.39	11.89		
The weighted average age considered for considered for defined benefit obligation as at March 31, 2025 is 39.64 years (March 31, 2024 - 39.19 years)				
The average expected future service considered for considered for defined benefit obligation as at March 31, 2025 is 3 years (March 31, 2024 - 3 years)				

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 31. Buy Back of Shares

The shareholders at their Extraordinary General meeting held on July 31, 2023 approved the proposal of buyback of Equity Shares recommended by the Board of Directors. The buyback of equity shares was completed on August 17, 2023 and the Company bought back and extinguished a total of 10,960 equity shares on August 24, 2023 from the shareholders at buyback price of Rs 49,902/- per equity share comprising 1.25% of the pre buyback paid up equity share capital of the Company. The buyback resulted in a cash outflow of Rs 5,469.26 lakhs. The Company funded the buyback from its free reserves including Securities Premium as per Section 68 of the Companies Act, 2013. In accordance with section 69 of the Companies Act, 2013, the Company created 'Capital Redemption Reserve' of Rs 1.10 lakhs equal to the nominal value of the shares bought back as an appropriation from Securities Premium.

### 32. Capital Reduction

The Board of Directors and shareholders of the Company in its meeting dated September 9, 2023 and September 11, 2023 respectively has approved reduction of the issued, subscribed and paid up equity share capital of the company from Rs. 86,85,930/- to Rs. 84,45,930/- by cancelling and extinguishing 12,000 equity shares of Series B held by Actis Mahi Holdings (Singapore) Private Limited and 12,000 equity shares of Series C held by the Mahindra Lifespace Developers Limited. Each of the equity shareholder of Series B and Series C will be paid a sum of Rs. 5,998.80 lakhs (including premium) for the extinguishment of equity shares held by them. The valuation has been arrived based on an independent registered valuer's valuation report. Consequent thereto, as per the petition filed by the Company in this respect on September 13, 2023 with Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench, order was pronounced by NCLT on November 11, 2024 approving the said Capital Reduction. The said order was received by the Company on November 20, 2024, certified true copy of which was filed with Registrar of Companies (ROC) on November 26, 2024. Thereafter, on December 9, 2024, ROC has issued Certificate of Registration of abovementioned order confirming Reduction of Capital. Further, on December 12, 2024 each of the equity shareholder of Series B and Series C were paid a sum of Rs. 5,998.80 lakhs (including premium) to the extent of reduction of equity shares held by them.

### 33. Capital & other Commitments

At March 31, 2025, the company has commitments of Rs. NIL lakhs (Previous year Rs. 4,679 lakhs) relating to further security deposit payable towards Joint Development Agreement.

### 34. Segment information

The Company is engaged only in the business of construction and development of real estate projects in India. It has no other reportable segments as per the terms of Indian Accounting Standards (Ind AS) 108 on Segment Reporting.

No single customer contributed 10% or more to the company's sales for year ended March 31, 2025 and year ended March 31, 2024

### 36. Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the Company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

### 37. Financial Ratios

							(Rs. in Lakh)
Sr No	Particulars	Numerator	Denominator	For the year ended March 31, 2025	For the year ended March 31, 2024	% Variance	Reasons for Variance
a)	Current ratio	Current Assets	Current Liabilities	1.11	1.35	-17.68%	
b)	Debt equity ratio	Borrowings	Equity	0.83	0.44	90.16%	Reduction in other equity due to capital reduction

### 35. Contingent Liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Claims against the company not acknowledged against as debts-</b>		
<b>i) Claims received from parties not acknowledged as debts</b>		
Represent cases filed by parties in the Consumer forum including RERA and Civil Courts disputed by the Company as advised by advocates. In the opinion of the management the claims are not sustainable.	707.10	378.90
<b>ii) Income Tax matters under dispute</b>		
Demand raised by Assessing Officer in respect of certain expenses disallowed. The company is pursuing the matter with Income Tax Appellate Tribunal		
- AY 2014-15	38.10	37.57
- AY 2016-17	868.16	761.44
- AY 2017-18	1,541.52	945.44
<b>iii) Indirect Tax matters under dispute</b>		
Demand raised by Service Tax Authorities claiming construction service provided by the Company under Collaboration agreement. The Company is pursuing the matter with the appropriate appellate authorities	1,885.80	1,885.00
Input Service Tax claims disallowed by the Service Tax Department for FY 2013-14 to FY 2016-17. The Company is pursuing the matter with the appropriate appellate authorities	279.56	279.54
Demand raised by Goods and Service Tax authorities claiming mismatch in input tax credit availed. The Company is pursuing the matter with the appropriate appellate authorities.	374.56	—

#### Note:

- Pending resolution of the respective proceedings, it is not practicable for the Company to estimate the timings of cash outflows, if any, in respect of the above matters, timing of the cash outflows can be determined only on receipt of judgments/ decisions pending with various forums/ authorities.
- The Company has reviewed all its pending litigations and proceedings and has made adequate provisions, wherever required, and disclosures are made for contingent liabilities where applicable, in its financial statements. The Company does not expect the outcome of these proceeding to have a materially adverse effect on its financial position.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Rs. in Lakh)							
Sr No	Particulars	Numerator	Denominator	For the year ended March 31, 2025	For the year ended March 31, 2024	% Variance	Reasons for Variance
c)	Debt service coverage ratio (DSCR)	Earning Available for debt service (1)	Debt Service (2)	0.17	0.61	-72.50%	Decrease in EBITDA during current year
d)	Return on equity	Profit/(Loss) After Tax	Average Equity	4.33%	24.76%	-82.51%	Decrease in PAT and reduction of average net worth during current year due to capital reduction
e)	Inventory turnover ratio	Revenue from Operations	Average Inventory	–	0.02	-100.00%	NIL revenue recognised during current year.
f)	Trade receivables turnover ratio	Revenue from Operations	Average Trade Receivables	–	0.13	-100.00%	NIL revenue recognised during current year.
g)	Trade payable turnover ratio	Cost of Sales	Average Trade payable	–	(3.40)	-100.00%	NIL revenue recognised during current year.
h)	Net capital turnover ratio	Revenue from Operations	Average Working Capital (3)	–	0.04	-100.00%	NIL revenue recognised during current year.
i)	Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	0.00%	825.11%	-100.00%	NIL revenue recognised during current year.
j)	Return on capital employed	Earning before interest & taxes (4)	Capital employed (5)	8.35%	19.93%	-58.12%	Decrease in PBIT and reduction of average net worth during current year due to capital reduction
k)	Return on investment	Income generated from Investment (6)	Average investments (Gross)	7.23%	7.07%	2.19%	

Schedule III require explanation where the change in the ratio is more than 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios.

The company operates in real estate business and is governed by IND AS 115 for recording the revenue as per completion contract method. Accordingly, abovementioned ratios may not be strictly comparable

**Formula used for calculation of Ratios and Financial Indicators are as below :**

- 1) Earning for Debt Service = Net Profit before taxes + Non-cash operating expenses like depreciation and other amortizations + Interest
- 2) Debt Service = Borrowing + Interest Payment
- 3) Working Capital = Current Asset - Current Liabilities
- 4) Earning before interest & taxes = Profit/(loss) before Tax + Finance Cost
- 5) Capital Employed = Equity + Borrowing - Intangible Assets
- 6) Income generated from Investment = Profit on sale of investment + Net Gain/(loss) arising on Financial Assets measured at Fair Value through Profit and Loss

### 38. Expenditure on Corporate Social Responsibility (CSR)

The provisions of Corporate Social Responsibility (CSR) expenditure are not applicable to the company.

### 39. Additional regulatory information

#### a) Details of benami property held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### b) Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### c) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) 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 (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries

#### d) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### e) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### f) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

**g) Audit trail**

The Company has used accounting softwares for maintaining its books of account that has a feature of recording audit trail of each and every transaction and same has operated throughout the year creating an edit log of each change made in the books of account. This feature of recording audit trail has operated throughout the year. In previous year ended 31st March 2024, in respect of one of the software the audit trail log at data base level was being maintained for a period of six months.

**40. Discrepancies between books of accounts & quarterly statements submitted to banks**

The company is required to submit quarterly unaudited financial results and unhedged foreign currency exposures. Further as part of additional covenants, the Company is required to submit various other requirements

on annual basis. The Company has duly complied with all the requirements of providing data/certificates in relation to various covenants with the banks and the information provided is in agreement with the books of accounts for the quarter ended June 30, 2024, September 30, 2024 and December 31, 2024. The company is yet to submit the details for the quarter ended March 31, 2025 to the bank as the same is not due.

**41. Events after the reporting period**

No material events have occurred after the Balance Sheet date and upto the approval of the Financial Statements

**42. Previous Year Figures**

The figures for the previous year have been regrouped wherever necessary to confirm to current year's classification.

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As per our report of even date attached

For **Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm Registration Number:- 117366W/W-100018

**Nilesh Shah**

*Membership No - 049660*

*Partner*

*Place: Mumbai*

*Date: April 16, 2025*

For and on behalf of the Board of Directors of

**Mahindra Homes Private Limited**

**Amit Kumar Sinha**

Director

*DIN No. 09127387*

*Place: Mumbai*

*Date: April 16, 2025*

**Avinash Bapat**

Director

*DIN No. 09179587*

*Place: Mumbai*

*Date: April 16, 2025*

## INDEPENDENT AUDITOR'S REPORT

### To The Members of Mahindra Happinest Developers Limited Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of Mahindra Happinest Developers Limited (the "Company"), which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year ended on that date, 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, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

#### Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing ("SA's") specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 obtained by us 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 Board's Report, but does not include the financial statements and our auditor's report thereon.
- Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of Management and Board of Directors for the Financial Statements

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

In preparing the financial statements, management and 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 the Board of Directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Company's Board of Directors is also responsible for overseeing the Company's financial reporting process.

### Auditor's Responsibility 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 judgement 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 financial controls 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 the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial controls 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 Section 143(3) of the Act, based on our audit 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 matters stated in paragraph (i)(vi) below.
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity 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 March 31, 2025, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025, from being appointed as a director in terms of Section 164(2) of the Act.
- f) The modification relating to maintenance of accounts and other matters connected therewith, is as stated in paragraph (b) above.
- g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.
- h) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid or provided any managerial remuneration during the year, hence compliance with provisions of Section 197, read with Schedule V of the Act are not applicable to the Company.
- 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, as amended 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 36 to the financial statements;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - 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, as disclosed in the note 34(d) to the financial statements, 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, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



- (b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the note 34(d) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The company has not declared or paid any dividend during the year and has not proposed final dividend for the year.
- vi. Based on our examination, which included test checks, the Company has used accounting software systems for maintaining its books of account for the financial year ended March 31, 2025, which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention except that in respect of one accounting software the audit trail log for direct data changes at database level in the software were maintained only for the period of last six months in the previous year ended March 31, 2024. Refer note 34(h) to financial statements.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Deloitte Haskins and Sells LLP**

Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

**Nilesh Shah**

Partner

Place: Mumbai  
Date: April 17, 2025

Membership No. 049660  
(UDIN: 25049660BMOCAQ2407)

## ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 (g) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date to the members of Mahindra Happinest Developers Limited on the financial statements of the Company for the year ended March 31, 2025.)

### **Report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the “Act”)**

We have audited the internal financial controls with reference to financial statements of Mahindra Happinest Developers Limited (the “Company”) as at March 31, 2025, in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

### **Management’s and Board of Directors’ Responsibilities for Internal Financial Controls**

The Company’s management and Board of Directors are responsible for establishing and maintaining internal financial controls with reference to financial statements based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 the company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### **Auditor’s Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements of the Company 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on

the Company’s internal financial controls with reference to financial statements.

### **Meaning of Internal Financial Controls with reference to financial statements**

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

### **Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements 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.

For **Deloitte Haskins and Sells LLP**  
Chartered Accountants  
(Firm’s Registration No. 117366W/W-100018)

**Nilesh Shah**  
Partner

Place: Mumbai  
Date: April 17, 2025

Membership No. 049660  
(UDIN: 25049660BMOCAQ2407)

## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

**(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the members of Mahindra Happinest Developers Limited of even date)**

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

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (i) (a) (B) The Company has maintained proper records showing full particulars of intangible assets.
- (i) (b) Some of the Property, Plant and Equipment were physically verified during the year by the Management in accordance with a regular programme of verification, which in our opinion provides for physical verification of all the Property, Plant and Equipment at reasonable intervals having regard to the size of the Company and the nature of its activities. According to the information and explanation given to us, no material discrepancies were noticed on such verification.
- (i) (c) With respect to immovable properties of acquired land and buildings, according to the information and explanations given to us and the records examined by us and based on the examination of the title deeds provided to us, we report that, the immovable properties are held in the name of the Company as at the balance sheet date.  
  
According to the information and explanation given to us, the Company does not have any other land or building other than administrative block and project facilities, temporarily constructed at the project sites and capitalised as Building, hence reporting under clause 3(i)(c) of the Order is not applicable to such items which does not form part of Property, Plant & Equipment.
- (i) (d) The Company has not revalued any of its Property, Plant and Equipment and Intangible Assets during the year.
- (i) (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any ben ami property under the Ben ami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii) (a) Having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and nature of its operations. No discrepancies of 10%

or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with books of account.

- (ii) (b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at points of time during the year, from banks or financial institution on the basis of security of current assets. In our opinion and according to the information and explanations given to us, the quarterly statements comprising raw material, construction work in progress, finished goods, debtors and creditors filed by the Company with such banks or financial institution are in agreement with the unaudited books of account of the Company of the respective quarters ended June 30, 2024, September 30, 2024 and December 31, 2024 and no material discrepancies have been observed. The Company is yet to submit the statement for the quarter ended March 31, 2025 with the bank.
- (iii) The Company has not made any investments in, provided any guarantee or security, and granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, and hence reporting under clause (iii) of the Order is not applicable.
- (iv) The Company has not granted any loans, made investments or provided guarantees or securities and hence reporting under clause 3(iv) of the Order is not applicable.
- (v) According to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- (vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the books of account maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained by the Company. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) According to the information and explanations given to us, in respect of statutory dues:
  - (a) Undisputed statutory dues, including Goods and Service Tax, Provident Fund, Income-tax, cess and other material statutory dues as applicable to the Company have generally been regularly deposited by it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Income-tax, cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

- (b) Details of statutory dues referred to in sub clause (a) above which have not been deposited as on March 31, 2025 on account of disputes are given below:

Name of the Statute	Nature of the Dues	Amount (Rs. In Lakh)	Period to which the Amount Relates	Forum where Dispute is Pending
Goods & Services Tax, 2017	Goods and Service Tax	17.15	FY 2020-21	Joint Commissioner of State Taxes
Goods & Services Tax, 2017	Goods and Service Tax	11.60	FY 2021-22	Joint Commissioner of State Taxes

- (viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.
- (ix) (a) In our opinion, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.
- (ix) (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (ix) (c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause (ix)(c) of the Order is not applicable.
- (ix) (d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have not been used during the year for long-term purposes by the Company.
- (ix) (e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause 3(ix)(e) of the Order is not applicable.
- (ix) (f) The Company does not have any subsidiary or associate or joint venture and hence, reporting under clause 3(ix)(f) of the Order is not applicable.
- (x) (a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (x) (b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) and hence reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (xi) (b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act, 2013 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.

- (xi) (c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us, in terms of Rule 4 of the Companies (Appointment and qualification of Directors) Rules, 2014 read with Rule 6 of the Companies (Meetings of Board and its Powers) Rules, 2014, provisions of Section 177 of the Act are not applicable to the Company.

In our opinion, the Company is in compliance with section 188 of the Companies Act for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

- (xiv) (a) In our opinion and based on our examination, the Company is not required to and does not have an internal audit system as per provisions of the Companies Act, 2013, hence reporting under clause 3(xiv) of the Order is not applicable.
- (xv) In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (xvi) (d) The Group has more than one Core Investment Company (CIC) as part of the group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016). There are four CIC forming part of the group.
- (xvii) The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and Management plans, based on our examination of the evidence supporting the assumptions and based on financial support letter received from Mahindra Lifespace Developers Limited in favour of the Company, to refinance the Inter-corporate deposits payables falling due in next 12 months (refer note 40 to the financial statements), nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report 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 Company was not having net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year and hence, provisions of Section 135 of the Act are not applicable to the Company during the year. Accordingly, reporting under clause 3(xx) of the Order is not applicable for the year.

- (xxi) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause 3(xxi) of the Order is not applicable.

For **Deloitte Haskins and Sells LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

Place: Mumbai  
Date: April 17, 2025

**Nilesh Shah**  
Partner  
(Membership No. 049660)  
(UDIN : 25049660BMOCAQ2407)



## BALANCE SHEET AS AT 31<sup>st</sup> MARCH, 2025

		(Rs. in Lakh)	
Particulars	Note No.	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>ASSETS</b>			
<b>I Non-Current Assets</b>			
(a) Property, Plant and Equipment.....	3	13.75	32.01
(b) Intangible Assets.....	4	—	—
(c) Financial Assets			
Other Financial Assets.....	5	3.61	3.42
(d) Deferred Tax Assets (Net) .....	6	—	864.67
(e) Income tax assets (Net).....		28.11	50.39
<b>Total Non-Current Assets .....</b>		<b>45.47</b>	<b>950.49</b>
<b>II Current Assets</b>			
(a) Inventories .....	7	16,212.37	29,704.75
(b) Financial Assets			
(i) Trade Receivables .....	8	557.91	666.90
(ii) Cash and Cash Equivalents.....	9	46.92	63.67
(iii) Bank Balances other than (ii) above.....	9	195.00	214.00
(iv) Other Financial Assets.....	10	162.78	162.98
(c) Other Current Assets .....	11	630.98	1,048.51
<b>Total Current Assets .....</b>		<b>17,805.96</b>	<b>31,860.81</b>
<b>Total Assets (I+II).....</b>		<b>17,851.43</b>	<b>32,811.30</b>
<b>EQUITY AND LIABILITIES</b>			
<b>I Equity</b>			
(a) Equity Share Capital .....	12	10.00	10.00
(b) Other Equity .....	13	(2,089.13)	(2,930.02)
<b>Total Equity .....</b>		<b>(2,079.13)</b>	<b>(2,920.02)</b>
<b>Liabilities</b>			
<b>II Non-Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings .....	14	30.22	1,032.18
(b) Provisions.....	15	—	83.50
<b>Total Non-Current Liabilities .....</b>		<b>30.22</b>	<b>1,115.68</b>
<b>III Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings .....	16	3,844.27	4,327.58
(ii) Trade Payables:	17		
— Total outstanding dues of micro enterprises and small enterprises and.....		709.24	263.36
— Total outstanding dues of creditors other than micro enterprises and small enterprises .....		3,632.33	3,035.46
(iii) Other Financial Liabilities .....	18	654.70	358.29
(b) Other Current Liabilities .....	19	10,728.50	26,413.68
(c) Provisions.....	15	331.30	217.27
<b>Total Current Liabilities .....</b>		<b>19,900.34</b>	<b>34,615.64</b>
<b>Total Equity and Liabilities (I+II+III).....</b>		<b>17,851.43</b>	<b>32,811.30</b>

The accompanying notes 1 to 42 are an integral part of these financial statements.

As per our report of even date attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
Firm's Registration No: 117366W/W-100018

**Nilesh Shah**  
Partner  
Membership No - 049660  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Mahindra Happinest Developers Limited**

**Amit Kumar Sinha**  
Director  
DIN - 09127387  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

**Avinash Bapat**  
Director  
DIN - 09179587  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025



## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2025

		(Rs. in Lakh)	
Particulars	Note No.	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Income</b>			
I Revenue from Operations .....	20	20,062.62	17,992.82
II Other Income .....	21	1,445.99	87.04
III <b>Total Income (I+II)</b> .....		<b>21,508.61</b>	<b>18,079.86</b>
<b>Expenses</b>			
Construction expenses incurred .....	22A	4,805.97	8,746.39
Changes in inventories of work-in-Progress and finished Goods .....	22B	13,555.29	6,639.53
Operating expense .....	22C	577.68	596.70
Employee benefits expense .....	23	14.86	707.78
Finance costs .....	24	84.13	11.34
Depreciation and amortisation expense .....	3 & 4	21.38	55.07
Other expenses .....	25	743.74	861.67
IV <b>Total Expenses</b> .....		<b>19,803.05</b>	<b>17,618.48</b>
V <b>Profit Before Tax ( III- IV)</b> .....		<b>1,705.56</b>	<b>461.38</b>
<b>Tax Expense</b>			
Current Tax .....	26	—	—
Deferred Tax .....	26	864.67	141.76
VI <b>Total Tax Expense</b> .....		<b>864.67</b>	<b>141.76</b>
VII <b>Profit for the year (V- VI)</b> .....		<b>840.89</b>	<b>319.62</b>
<b>Other Comprehensive Income/(Loss)</b>			
<b>Items that will not be reclassified to profit or loss</b>			
Remeasurements of the net defined benefit liabilities .....	30	—	(7.16)
Income tax relating to Items that will not be reclassified to profit or loss .....	26	—	1.80
VIII <b>Total Other Comprehensive loss for the year</b> .....		<b>—</b>	<b>(5.36)</b>
IX <b>Total Comprehensive Income for the year</b> .....		<b>840.89</b>	<b>314.26</b>
X <b>Earnings per Equity Share [Face value of Rs 10 each]</b>	27		
Basic (in Rs.) .....		840.89	319.62
Diluted (in Rs.) .....		840.89	319.62

The accompanying notes 1 to 42 are an integral part of these financial statements.

As per our report of even date attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
Firm's Registration No: 117366W/W-100018

**Nilesh Shah**  
Partner  
Membership No - 049660  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Mahindra Happinest Developers Limited**

**Amit Kumar Sinha**  
Director  
DIN - 09127387  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

**Avinash Bapat**  
Director  
DIN - 09179587  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2025

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Cash Flows from Operating Activities</b>		
Profit Before Tax .....	1,705.56	461.38
Adjustments for:		
Depreciation and amortisation expense .....	21.38	55.07
Finance costs .....	84.13	11.34
Interest income .....	(8.86)	(0.95)
Provision for inventory (NRV) (Refer note-7) .....	1,124.64	380.80
Liabilities written back .....	76.26	-
Net gain arising on financial liabilities designated at fair value through profit or loss (FVTPL) .....	(1,312.30)	(29.55)
<b>Operating (Loss)/Profit Before Working Capital changes .....</b>	<b>1,690.81</b>	<b>878.09</b>
Changes in:		
(Decrease) in trade and other payables .....	(14,523.19)	(11,143.58)
Increase in trade and other receivables .....	526.52	1,397.05
Decrease in inventories .....	12,687.00	7,034.82
<b>Cash generated from/ (used in) operations .....</b>	<b>381.14</b>	<b>(1,833.62)</b>
Income Taxes Paid (net of refund) .....	22.28	(24.21)
<b>Net cash generated from/ (used in) operating activities (A) .....</b>	<b>403.42</b>	<b>(1,857.83)</b>
<b>Cash flows from Investing Activities</b>		
Payment to acquire property, plant and equipment .....	(5.37)	(15.53)
Changes in earmarked balances and margin accounts with banks .....	18.81	(213.00)
Interest received .....	9.06	0.78
<b>Net cash generated from/(used in) investing activities (B) .....</b>	<b>22.50</b>	<b>(227.75)</b>
<b>Cash flows from Financing Activities</b>		
Proceeds from Borrowings .....	2,250.00	2,500.00
Repayment of Borrowings .....	(2,422.97)	(159.05)
Interest Paid .....	(269.70)	(249.24)
<b>Net cash (used in)/generated from financing activities (C) .....</b>	<b>(442.67)</b>	<b>2,091.71</b>
<b>Net increase/(decrease) in cash and cash equivalents (A + B + C) .....</b>	<b>(16.75)</b>	<b>6.13</b>
Cash and cash equivalents at the beginning of the year .....	63.67	57.54
<b>Cash and Cash Equivalents at the end of the year .....</b>	<b>46.92</b>	<b>63.67</b>

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2025 (CONT.)

### Notes:

- (a) The above cash flow statement has been prepared under the 'Indirect method' as set out in Indian Accounting Standard (Ind AS) 7- Statement of Cash Flows.
- (b) Changes in liabilities arising from financing activities (refer note 16)

The accompanying notes 1 to 42 are an integral part of these financial statements.

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As per our report of even date attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
Firm's Registration No: 117366W/W-100018

**Nilesh Shah**  
Partner  
Membership No - 049660  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Mahindra Happinest Developers Limited**

**Amit Kumar Sinha**  
Director  
DIN - 09127387  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

**Avinash Bapat**  
Director  
DIN - 09179587  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2025

### A. Equity Share Capital

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Balance at the beginning of the year .....	10.00	10.00
Add: Issue of equity shares .....	—	—
Balance at the end of the year .....	10.00	10.00

### B. Other Equity

Particulars	(Rs. in Lakh)	
	Retained Earnings	Total
As at 31 <sup>st</sup> March, 2023 .....	(3,244.28)	(3,244.28)
Profit for the year .....	319.62	319.62
Other comprehensive loss net of taxes* .....	(5.36)	(5.36)
Total comprehensive profit for the year .....	314.26	314.26
As at 31 <sup>st</sup> March, 2024 .....	(2,930.02)	(2,930.02)
Profit for the year .....	840.89	840.89
Other comprehensive loss net of taxes* .....	—	—
Total comprehensive profit for the year .....	840.89	840.89
As at 31 <sup>st</sup> March, 2025 .....	(2,089.13)	(2,089.13)

\* Remeasurement gains/(loss), net of taxes on defined benefit plans during the year is recognised as part of retained earnings

Summary of material accounting policies (Refer note 2)

The accompanying notes 1 to 42 are an integral part of these financial statements.

As per our report of even date attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
Firm's Registration No: 117366W/W-100018

**Nilesh Shah**  
Partner  
Membership No - 049660  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Mahindra Happinest Developers Limited**

**Amit Kumar Sinha**  
Director  
DIN - 09127387  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

**Avinash Bapat**  
Director  
DIN - 09179587  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

Notes to the Financial Statements as at and for the period ended 31<sup>st</sup> March, 2025

### 1. General Information

Mahindra Happinest Developers Limited ("The Company") (Formerly known as Mahindra Happinest Developers Private Limited) was incorporated on 6th September, 2017 under the provisions of the Companies Act, 2013. It was converted to a public limited company on 26th September, 2017.

The registered office of the company is located at 5th Floor, Mahindra Tower, Worli, Mumbai – 400018. The company is engaged in the business of development of residential complexes. The company is currently engaged in development of residential projects in Palghar and Kalyan near Mumbai.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance and basis of preparation and presentation

The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under section 133 of the Companies Act, 2013 (the Act) and other relevant provision of the act. The aforesaid financial statements have been approved by the Company's Board of Directors and authorised for issue in the meeting held on 17th April, 2025. 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 in use.

#### 2.2 Basis of measurement

These financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical Cost: Assets are recorded at the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire them at the time of their acquisition. Liabilities are recorded at the amount of proceeds received in exchange for the obligation, or in some circumstances (for example, income taxes), at the amounts of cash or cash equivalents expected to be paid to satisfy the liability in the normal course of business.

#### 2.3 Measurement of Fair Values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such basis, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date;
- Level 2 : Inputs other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 : Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

### 2.4 Revenue from contracts with customers

#### 2.4.1 Revenue from Projects

- The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time as per IND AS 115 when (a) the seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control of the real estate unit to a degree usually associated with ownership, (b) The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction; (c) No significant uncertainty exists regarding the amount of consideration that will be derived from real estate unit sales; and (d) It is not unreasonable to expect ultimate collection of revenue from buyers. The revenue is measured at the transaction price agreed under the contract.
- The Company invoices the customers based on achieving performance-related milestones.
- For certain contracts involving the sale of property under development, the Company offers deferred payment schemes to its customers. The Company adjusts the transaction price for the effects of the significant financing component.
- Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortised upon recognition of revenue from the related property sale contract.

#### 2.4.2 Dividend and interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### 2.5 Current versus non-current classification

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

Based on the nature of activity carried out by the company and the period between the procurement and realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 5 years for the purpose of Current – Non Current classification of assets & liabilities.

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax asset and liabilities are classified as non-current asset and liabilities.

Borrowings and investment are classified as current if they are due to be settled within 12 months after the reporting period.

### 2.6 Leasing

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. The Company revises the lease term if there is a change in the non-cancellable period of a lease.

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

#### 2.6.1 The Company as a Lessee

The Company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of use assets are determined on the same basis as those of property, plant and equipment. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the statement of profit and loss.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the

carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The company recognises the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the re-measurement in statement of profit and loss.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.

### 2.7 Employee Benefits

#### 2.7.1 Defined Contribution Plan

The Company's contribution paid/payable during the year to Provident Fund and Superannuation Fund is recognised in profit or loss.

#### 2.7.2 Defined Benefit Plan

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows with reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

#### 2.7.3 Remeasurement gains/losses

Remeasurement of defined benefit plans, comprising of actuarial gains or losses, return on plan assets excluding interest income are recognised immediately in balance sheet with corresponding debit or credit to other comprehensive income. Remeasurements are not reclassified to profit or loss in subsequent period. They are included in Retained Earnings in the Statement of Changes in Equity and in the Balance Sheet.

Remeasurement gains or losses on long term compensated absences that are classified as other long term benefits are recognised in profit or loss.

#### 2.7.4 Short-term and other long-term employee benefits:

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

- (b) in case of non-accumulating compensated absences, when the absences occur.

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

### 2.8 Cash and Cash Equivalents

Cash and cash equivalent in the Balance sheet comprise cash at banks and cash on hand and short-term deposits with an original maturity of three months or less, which are subject to insignificant risk of changes in value.

### 2.9 Earnings per share

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

### 2.10 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### 2.11 Income Taxes

Income Tax expense represents the sum of tax currently payable and deferred tax

#### 2.11.1 Current tax

Current tax is determined as the amount of tax payable in respect of taxable income for the year. The Company's current tax is calculated using tax rate that has been enacted or substantially enacted by the end of the reporting period.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognized as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.

#### 2.11.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets

and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.11.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.12 Property, plant and equipment

Buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses.

Furniture & Fixtures and Office equipment's are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except for certain assets as indicated below:

Lease hold improvements are amortised over the period of lease/estimated period of lease.

Vehicles used by employees are depreciated over the period of 4 years considering this period as the useful life of the vehicle for the Company.

Sales office and the sample flat/ show unit cost at site is amortised over 5 years or the duration of the project (as estimated by management) whichever is lower.

Fixed Assets held for disposal are valued at estimated net realizable value.

### 2.13 Intangible Assets

#### 2.13.1 Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 2.13.2 Derecognition of Intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset are recognised in profit or loss when the asset is derecognised.

### 2.13.3 Useful lives of Intangible assets

Estimated useful lives of the intangible assets are as follows:

Software      3 years

### 2.14 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount, which is the higher of the value in use or fair value less cost to sell, of the asset or cash generating unit, as the case may be, is estimated and the impairment loss (if any) is recognised and the carrying amount is reduced to its recoverable amount. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.15 Inventories

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.

Stock of units in completed projects and construction work-in-progress are valued at lower of cost and net realisable value. Cost includes land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs.

### 2.16 Cost of Construction / Development:

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion Certificate is carried over as construction work-in-progress. Costs incurred for projects which have received Occupancy/Completion Certificate is carried over as Completed.

### 2.17 Provisions and contingent liabilities

#### 2.17.1 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably. Provisions and contingent liabilities are reviewed at each Balance Sheet date.

#### 2.17.2 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

#### 2.17.3 Contingent liabilities

Contingent liability is disclosed in case of:

- a) a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation; and
- b) a present obligation arising from past events, when no reliable estimate is possible.

### 2.18 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

#### 2.18.1 Classification and subsequent measurement

##### 2.18.1.1 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are subsequently measured at either amortised cost or fair value depending on their respective classification.

On initial recognition, a financial asset is classified as - measured at:

- Amortised cost; or
- Fair Value through Profit or Loss (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

All financial assets not classified as measured at amortised cost or FVTOCI are measured at FVTPL.

Financial assets at amortised cost are subsequently measured at amortised cost using effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain and loss on derecognition is recognised in profit or loss.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets at FVTPL are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

### 2.18.1.2 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### Equity instruments

of the Company after deducting all of its liabilities. Equity instruments issued by the Company is recognised at the proceeds received, net of directly attributable transaction costs.

#### Financial liabilities

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading or it is a derivative (that does not meet hedge accounting requirements) or it is designated as such on initial recognition. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

### 2.18.1.3 Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by the Company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recognised as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound financial instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured. In addition, the conversion option classified as equity will remain in equity until the conversion option is exercised, in which case, the balance recognised in equity will be transferred to other component of equity. When the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the conversion option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible notes using the effective interest method.

### 2.18.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 2.18.3 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

### 2.18.4 Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when and only when, the Company currently has legally enforceable rights to set off the amount and it intended either to settle them on a net basis or to realise the assets and settle liability simultaneously.

## 2A. Use estimates and judgement

In the application of the Company's accounting policies, which are described in note 2, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

### Key sources of estimation uncertainty

In the process of applying the Company's accounting policies, management has made the following judgements based on estimates and assumptions, which have the significant effect on the amounts recognised in the financial statements:

#### A Useful lives of property, plant and equipment

The Company reviews the useful life of depreciable / amortisable assets at the end of each reporting period. This re-assessment may result in change in depreciation expense in future periods.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### B Fair value measurements and valuation processes

Some of the Company's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or a liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs used in determining the fair value of various assets, liabilities and share based payments are disclosed in the notes to the financial statements.

### C Actuarial Valuation

The determination of Company's liability towards defined benefit obligation to employees is made through independent actuarial valuation including determination of amounts to be recognised in the Statement of Profit and Loss and in other comprehensive income. Such valuation depends upon assumptions determined after taking into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market. Information about such valuation is provided in notes to the financial statements.

### D Taxes

Deferred tax assets are recognised for temporary differences to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can

be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

### E Determining the timing of revenue recognition on the sale of completed and under development property

The Company has generally evaluated and concluded that based on a careful analysis of the rights and obligations under the terms of the contracts relating to the sale of property, the revenue is to be recognised at a point in time when control transfers which coincides with receipt of Occupation Certificate. The Company has generally concluded that the over time criteria are not met owing to non-enforceable right to payment for performance completed to date and, therefore, recognises revenue at a point in time, when control transfers which coincides with receipt of Occupation Certificate.

### F Determination of performance obligations

With respect to the sale of property, the Company has concluded that the goods and services transferred in each contract constitute a single performance obligation. In particular, the promised goods and services in contracts for the sale of property is to undertake development of property and obtaining the Occupation Certificate. Generally, the Company is responsible for all these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the Company accounts for them as a single performance obligation because they are not distinct in the context of the contract.

## 3. Property, Plant and Equipment

(Rs. in Lakh)

Description of Assets	Office equipments	Furniture & fixtures	Computers	Building	Total
<b>I. Gross Carrying Amount</b>					
Balance as at 1 <sup>st</sup> April, 2024	81.93	189.31	89.16	227.06	587.46
Additions during the year	2.32	3.04	–	–	5.37
Others adjustments	(10.27)	0.54	9.72	(0.01)	(0.02)
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>73.99</b>	<b>192.90</b>	<b>98.88</b>	<b>227.05</b>	<b>592.81</b>
<b>II. Accumulated depreciation</b>					
Balance as at 1 <sup>st</sup> April, 2024	73.72	184.00	70.68	227.05	555.45
Depreciation expense for the year	3.54	6.70	11.14	–	21.38
Others adjustments	(7.91)	0.58	9.55	0.00	2.23
<b>Balance as at 31<sup>st</sup> March, 2025</b>	<b>69.35</b>	<b>191.28</b>	<b>91.37</b>	<b>227.05</b>	<b>579.06</b>
<b>III. Net carrying amount (I-II)</b>	<b>4.64</b>	<b>1.62</b>	<b>7.51</b>	<b>–</b>	<b>13.75</b>

(Rs. in Lakh)

Description of Assets	Office equipments	Furniture & fixtures	Computers	Building	Total
<b>I. Gross Carrying Amount</b>					
Balance as at 1 <sup>st</sup> April, 2023	76.25	185.63	82.99	227.06	571.93
Additions during the year	5.68	3.68	6.17	–	15.53
Deductions during the year	–	–	–	–	–
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>81.93</b>	<b>189.31</b>	<b>89.16</b>	<b>227.06</b>	<b>587.46</b>
<b>II. Accumulated depreciation</b>					
Balance as at 1 <sup>st</sup> April, 2024	59.39	155.87	60.57	226.45	502.28
Depreciation expense for the period	14.33	28.13	10.11	0.60	53.17
<b>Balance as at 31<sup>st</sup> March, 2024</b>	<b>73.72</b>	<b>184.00</b>	<b>70.68</b>	<b>227.05</b>	<b>555.45</b>
<b>III. Net carrying amount (I-II)</b>	<b>8.21</b>	<b>5.31</b>	<b>18.48</b>	<b>0.01</b>	<b>32.01</b>

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 4. Intangible Assets

Description of Assets	(Rs. in Lakh)	
	Software	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I. Gross Carrying Amount</b>		
Balance as at 1 <sup>st</sup> April 2024	32.45	32.45
Additions during the year	–	–
Deductions during the year	–	–
<b>Balance as at 31<sup>st</sup> March 2025</b>	<b>32.45</b>	<b>32.45</b>
<b>II. Accumulated depreciation</b>		
Balance as at 1 <sup>st</sup> April 2024	32.45	30.55
Amortisation expense for the year	–	1.90
Deductions during the year	–	–
<b>Balance as at 31<sup>st</sup> March 2025</b>	<b>32.45</b>	<b>32.45</b>
<b>III. Net carrying amount (I-II)</b>	<b>–</b>	<b>–</b>

### 5. Other Non-Current Financial assets

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Financial Assets at amortised cost</b>		
Bank deposit towards margin money	3.61	3.42
<b>Total</b>	<b>3.61</b>	<b>3.42</b>

### 6. Deferred Tax Assets (Net)

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Deferred Tax Assets	–	864.67
<b>Total</b>	<b>–</b>	<b>864.67</b>

As at the reporting date, the company has carry forward tax losses that are available to be set off against future taxable income. However, deferred tax assets have been derecognised, as it is not considered probable that adequate taxable profits will be available in the near future.

### Deferred Tax assets/(liabilities) in relation to:

Particulars	(Rs. in Lakh)			
	Opening Balance as at 1 <sup>st</sup> April, 2024	Recognised in Statement of Profit and Loss	Recognised in Other Comprehensive Income	Closing Balance as at 31 <sup>st</sup> March, 2025
Fiscal allowance on Property, Plant and Equipment and Intangible Assets	94.05	(94.05)	–	–
Provision for Employee Benefits	25.95	(25.95)	–	–
Disallowance u/s 43(B) of the Income tax Act, 1961	57.49	(57.49)	–	–
Other Temporary differences	44.54	(44.54)	–	–
Business Loss	642.64	(642.64)	–	–
<b>Total</b>	<b>864.67</b>	<b>(864.67)</b>	<b>–</b>	<b>–</b>

Particulars	(Rs. in Lakh)	
	As at March 31, 2025	As at March 31, 2024
<b>Deferred tax Asset not recognised</b>		
Brought Forward Unused Tax losses	5,047.90	804.49

Particulars	(Rs. in Lakh)			
	Opening Balance as at 1 <sup>st</sup> April, 2023	Recognised in Statement of Profit and Loss	Recognised in Other Comprehensive Income	Closing Balance as at 31 <sup>st</sup> March, 2024
Fiscal allowance on Property, Plant and Equipment and Intangible Assets	101.47	(7.42)	–	94.05
Provision for Employee Benefits	21.20	2.95	1.80	25.95
Disallowance u/s 43(B) of the Income tax Act, 1961	36.44	21.05	–	57.49
Carried forward Business Loss	853.04	(210.40)	–	642.64
Other Temporary differences	–	44.54	–	44.54
<b>Total</b>	<b>1,012.15</b>	<b>(141.76)</b>	<b>1.80</b>	<b>864.67</b>



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 7. Inventories (at lower of cost and net realisable value)

Particulars (Refer note (b) and (c))	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Raw Materials	191.80	128.89
Work-in-progress (Refer note (a) below)	14,517.58	27,492.14
Finished Goods	1,502.99	2,083.72
<b>Total</b>	<b>16,212.37</b>	<b>29,704.75</b>

a) Work in Progress represents materials at site and cost of actual work incurred on the projects.

b) Based on projections and estimates by the Company of the expected revenues and costs to completion, provision for losses to completion and/or write off of costs carried to inventory are made on projects where the expected revenues are lower than the estimated costs to completion.

The Company is executing affordable residential projects at Palghar and Kalyan. The Happinest Palghar-2 forming part of Palghar project saw a successful launch in 2020 in a buoyant market. The market has thereafter seen muted demand. During the year the company has considered revision in the project cost estimates and velocity of sale of units. Consequently, while valuing its balance inventory as per its accounting policies, the Company has taken an impact of Rs. 1,124.64 lakh in current year (in previous year Rs 380.80 lakh)

c) The Company has availed overdraft facility, which is secured by hypothecation of inventories of Kalyan Project (except land).

### 8 Trade Receivables

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Considered Good - Unsecured	557.91	666.90
<b>Total</b>	<b>557.91</b>	<b>666.90</b>

Refer Note 32 for disclosures related to credit risk, impairment risk of trade receivables under expected credit loss model and related financial instrument disclosures.

**Ageing for trade receivables from the due date of payment for each of the category is as follows:**

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Undisputed Trade Receivable - Considered good - unsecured</b>		
Not Due	0.02	1.95
Less than 6 months	293.31	288.29
6 months -1 year	56.35	201.35
1-2 Years	120.44	136.25
2-3 years	55.39	32.51
More than 3 years	32.41	6.55
<b>Total</b>	<b>557.91</b>	<b>666.90</b>

### 9. Cash and Bank Balances

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Balances with banks:</b>		
On current accounts	46.92	63.67
<b>Total Cash and cash equivalent (considered in Statement of Cash Flows)</b>	<b>46.92</b>	<b>63.67</b>

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Bank Balances other than Cash and cash equivalents</b>		
<b>Balances with Banks:</b>		
(i) Earmarked balances	190.00	209.00
(ii) Towards margin money	5.00	5.00
<b>Total Other Bank balances</b>	<b>195.00</b>	<b>214.00</b>

### 10. Other Financial Assets - Current

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Financial assets at amortised cost</b>		
<b>Unsecured, considered good unless stated otherwise</b>		
Interest accrued on fixed deposit	4.07	4.27
Security Deposits	158.71	158.71
<b>Total</b>	<b>162.78</b>	<b>162.98</b>

### 11. Other Current Assets

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Advances other than capital advances:</b>		
Balances with government authorities (Other than income taxes)	68.15	78.93
Prepaid Expenses	371.28	848.06
Other Advances#	191.55	121.52
<b>Total</b>	<b>630.98</b>	<b>1,048.51</b>

#Other Advances mainly include project advances given to vendors.

### 12. Equity Share capital

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Authorised:</b>		
100,000 Equity shares of Rs 10 each with voting rights	10.00	10.00
	<b>10.00</b>	<b>10.00</b>
<b>Issued, Subscribed and Fully Paid:</b>		
100,000 Equity shares of Rs 10 each with voting rights	10.00	10.00
<b>Total</b>	<b>10.00</b>	<b>10.00</b>



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### (i) Reconciliation of the shares and amount outstanding at the beginning and at the end of the reporting period

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No. of Shares	Rs. in Lakh	No. of Shares	Rs. in Lakh
Issued, Subscribed and Fully paid -				
Balance at the beginning of the year	100,000	10.00	100,000	10.00
<b>Balance at the end of the year</b>	<b>100,000</b>	<b>10.00</b>	<b>100,000</b>	<b>10.00</b>

#### Terms/rights attached to equity shares with voting rights

The Company has only one class of equity shares having face value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share and carry a right to dividends. The company declares and pays dividends in Indian rupees. The dividend (if any) proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting.

### (ii) Details of shares held by the holding company and its subsidiaries (as per Companies Act 2013)

Particulars	Equity Shares with Voting rights
<b>As at 31<sup>st</sup> March, 2025</b>	
Mahindra Lifespace Developers Limited	<b>51,000</b>
<b>As at 31<sup>st</sup> March, 2024</b>	
Mahindra Lifespace Developers Limited	51,000

Other than above shares, no shares are held by any subsidiaries or associates of the Holding Company.

### (iii) Details of shareholders holding more than 5% shares in the company

Name of the shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No.	% holding	No.	% holding
<b>Equity shares with voting rights</b>				
Mahindra Lifespace Developers Limited	<b>51,000</b>	<b>51%</b>	51,000	51%
HDFC Capital Affordable Real Estate Fund I	<b>49,000</b>	<b>49%</b>	49,000	49%

### (iv) Details of shareholdings by the Promoter's of the Company

Name of the shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024		Change during the period	% change during the period
	No.	% holding	No.	% holding		
<b>Equity shares with voting rights</b>						
Mahindra Lifespace Developers Limited	<b>51,000</b>	<b>51%</b>	51,000	51%	—	0.00%

## 13. Other Equity

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Retained earnings	<b>(2,089.13)</b>	(2,930.02)
<b>Total</b>	<b>(2,089.13)</b>	(2,930.02)

#### Description of the nature and purpose of other equity

Retained Earnings: This reserve represents cumulative losses of the Company and effects of remeasurement of defined benefit obligations. This reserve can be utilised in accordance with the provisions of Companies Act, 2013.

## 14. Borrowings

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Non Current Unsecured Borrowings- at Fair value:</b>		
<b>Preference Shares</b>		
12,33,500 Series 1 (Previous year 12,33,500) and 25,65,044 Series 2 (Previous year 25,65,044) Optionally Convertible Redeemable Preference Shares ("OCRPS") of face value of Rs. 10/- each (Refer Notes below)	<b>30.22</b>	1,032.18
<b>Total Unsecured Borrowings</b>	<b>30.22</b>	1,032.18
<b>Total Non Current Borrowings</b>	<b>30.22</b>	1,032.18

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. Terms and conditions of Series 1 and Series 2 Optionally Convertible redeemable Preference Shares (OCRPS)

Series 1 and Series 2 Preference Shares are unsecured, unlisted, redeemable, optionally convertible preference shares. The issue price of each Series 1 & Series 2 Preference Shares is Rs. 100 (face value Rs. 10). The Series 1 and Series 2 Preference Shares shall not be entitled to any voting rights, other than as prescribed under Applicable Law and the articles of association of the Company. Each Series 1 and Series 2 Preference Share constitutes a direct obligation of the Company and shall at all times rank pari passu inter se (without any preference or priority of one over the other or others of them).

Series 1 and Series 2 Preference Shares shall be eligible to receive Redemption Premium which shall be paid along with Redemption of Series 1 and Series 2 Preference Shares (not later than 9 years from the date of allotment). Redemption Premium shall mean a premium not exceeding 15% per annum compounded annually from the date of subscription of the Series 1 and Series 2 Preference Shares that is being redeemed. The payment of Redemption Premium shall be subject to the Distributable Cash as determined by the Distribution Committee. The Redemption Premium shall be accrued, due and payable only on Redemption Date and proportionate to the Series 1 and Series 2 Preference Shares so being redeemed.

At the option of holder of the Series 1 and Series 2 Preference Shares, if the then outstanding Series 1 and Series 2 Preference Shares cannot be redeemed in full then, with the prior written unanimous approval of all the holders of the Series 1 and Series 2 Preference Shares, the Series 1 and Series 2 Preference Shares shall be converted into equity shares of the Company, in accordance with such formula as may be determined by the Company and the holder of the Series 1 and Series 2 Preference Shares, but at a price which is not less than fair market value of the equity shares at the time of such conversion.

At the time of conversion, the holder of Preference Shares will be entitled to equity shares of the Company up to the principal amount (i.e. issue price) of the outstanding OCRPS.

### 2. Gain on Fair Valuation of Optionally Convertible redeemable Preference Shares (OCRPS)

During the year ended 31st March, 2025 the fair value of OCRPS has reduced from Rs. 1,342.52 Lakh as on 31st March, 2024 to Rs. 30.22 Lakh (Rs. 30.22 Lakh is classified as Non-current borrowings) as on 31st March, 2025 resulting in the FVTPL gain of Rs. 1312.30 Lakh (Refer Note-21) based on the external valuation carried out by the Company with the revised cashflow estimates as on reporting date.

### 15. Provisions

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Non Current</b>		
<b>Provision for employee benefits (Refer Note- 30)</b>		
Gratuity	—	40.15
Leave Encashment	—	43.35
<b>Total</b>	<b>—</b>	<b>83.50</b>
<b>Current</b>		
<b>Provision for employee benefits (Refer Note- 30)</b>		
Gratuity	—	4.42
Leave Encashment	—	13.15
<b>Other Provisions</b>		
Provision for Defect Liabilities	<b>331.30</b>	199.70
<b>Total</b>	<b>331.30</b>	<b>217.27</b>

The movement in provision for defect liabilities is as follows:

Particulars	(Rs. in Lakh)
	Provision for Defect Liability
<b>Balance at March 31, 2023</b>	<b>45.43</b>
Additional provisions recognised	154.27
Amounts utilised during the year	—
<b>Balance at March 31, 2024</b>	<b>199.70</b>
Additional provisions recognised	146.47
Amounts utilised during the year	(14.87)
<b>Balance at March 31, 2025</b>	<b>331.30</b>

### Defect Liability Provisions:

Provision for defect liability represents present value of management's best estimate of the future outflow of economic resources that will be required in respect of residential units when control over the property has been transferred to the customer, the estimated cost of which is accrued during the period of construction, upon sale of units and recognition of related revenue. Management estimates the related provision for future defect liability claims based on historical cost of rectifications and is adjusted regularly to reflect new information. The residential units are generally covered under the defect liability period limited to 5 years from the date when control over the property has been transferred to the customer.

### 16. Borrowings

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Secured - at amortised cost (Current)</b>		
Loans repayable on demand from banks	<b>1,944.27</b>	1,667.24
<b>Unsecured - at amortised cost (Current)</b>		
Loans from related parties	<b>1,900.00</b>	2,350.00
<b>Unsecured Borrowings- at Fair value (Current)</b>		
<b>Preference Shares</b>		
12,33,500 Series 1 (Previous year 12,33,500) and 25,65,044 Series 2 (Previous year 25,65,044) Optionally Convertible Redeemable Preference Shares ("OCRPS") of face value of Rs. 10/- each (Refer Notes - 14)	—	310.34
<b>Total</b>	<b>3,844.27</b>	<b>4,327.58</b>

### Loans repayable on demand

The facility is secured by hypothecation of stock in trade, book debts & receivables, present and future current assets of Kalyan Project (except land).

Overdraft facility from HDFC Bank carries interest rate of 9.85% to 10.00% p.a for the year ended 31st March, 2025 (9.35% to 9.85% p.a for the year ended 31st March, 2024). The facility is secured by hypothecation of inventories of Kalyan Project (except land).

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### Reconciliation of movement in borrowings to cash flows from financing activities

(Rs. in Lakh)			(Rs. in Lakh)		
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024	Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Opening balance</b>			b) The amount of interest paid in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
Long term borrowings	1,032.18	1,372.07	c) The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-
Short term borrowings	4,327.58	1,676.29	d) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
<b>Total opening balance</b>	<b>5,359.76</b>	<b>3,048.36</b>	e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-
<b>Cash flow movements</b>					
Proceeds from borrowings	2,250.00	2,500.00			
Repayment of borrowings	(2,422.97)	(159.05)			
<b>Total</b>	<b>(172.97)</b>	<b>2,340.95</b>			
<b>Non cash movements</b>					
Net gain arising on financial liabilities designated at fair value through profit or loss (FVTPL)	(1,312.30)	(29.55)			
<b>Total</b>	<b>(1,312.30)</b>	<b>(29.55)</b>			
<b>Closing balance</b>					
Long term borrowings	30.22	1,032.18			
Short term borrowings	3,844.27	4,327.58			
<b>Total closing balance</b>	<b>3,874.49</b>	<b>5,359.76</b>			

### 17. Trade Payables

(Rs. in Lakh)			(Rs. in Lakh)		
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024	Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Total outstanding dues of micro enterprises and small enterprises *	709.24	263.36	<u>Undisputed dues of micro enterprises and small enterprises</u>		
Total outstanding dues of creditors other than micro enterprises and small enterprises	3,632.33	3,035.46	Unbilled	171.34	36.97
<b>Total</b>	<b>4,341.57</b>	<b>3,298.82</b>	Not Due	528.53	208.22
			Less than 1 year	9.38	18.17
			1-2 Years	-	-
			2-3 years	-	-
			More than 3 years	-	-
			<u>Undisputed dues of creditors other than micro enterprises and small enterprises</u>		
			Unbilled	392.39	1,617.62
			Not Due	2,942.55	1,250.53
			Less than 1 year	263.99	140.10
			1-2 Years	5.71	10.65
			2-3 years	10.35	6.21
			More than 3 years	17.35	10.35
			<b>Total</b>	<b>4,341.58</b>	<b>3,298.82</b>

Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

### Disclosures under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006:

\* This information has been determined to the extent such parties have been identified on the basis of intimation received from the suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006.

(Rs. in Lakh)		
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
a) The principal amount and the interest due thereon remaining unpaid to any supplier at the end of each financial year	709.24	263.36

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 18 Other Current Financial Liabilities

	(Rs. in Lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Financial Liabilities carried at Amortised Cost</b>		
Accrued Interest	180.05	46.36
Advance towards Society Maintenance	474.65	311.93
<b>Total</b>	<b>654.70</b>	<b>358.29</b>

### 19. Other Current liabilities

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Advances received from customers	10,557.69	26,358.04
Statutory dues payable*	20.33	55.64
Other liabilities	150.48	—
<b>Total</b>	<b>10,728.50</b>	<b>26,413.68</b>

\* There are no amounts due and outstanding to be credited to the Investor Education and Protection fund.

### 20. Revenue from Operations

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Revenue from Projects	20,062.62	17,992.82
<b>Total</b>	<b>20,062.62</b>	<b>17,992.82</b>

Refer Note 28 for IND AS 115 disclosures.

### 21. Other Income

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Interest Income on Bank Deposits	8.75	0.95
Interest on Bank Subvention	0.11	11.34
Interest Income others*	16.68	42.63
Interest on Income tax refund	2.06	—
Liability written back	76.26	—
Miscellaneous Income	29.83	2.57
Net Gain arising on financial liabilities designated at Fair Value through Profit or Loss (FVTPL) (Refer Note 14(2))	1,312.30	29.55
<b>Total</b>	<b>1,445.99</b>	<b>87.04</b>

\*Includes interest charged on late payment received from customers.

### 22A. Construction Expenses incurred

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Construction Expenses incurred during the year	4,656.08	8,617.16
Provision for Defect Liability	149.89	129.23
<b>Total</b>	<b>4,805.97</b>	<b>8,746.39</b>

### 22B Changes in inventories of work-in-progress and finished goods

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Opening Balance</b>		
Work-in-progress	27,492.14	34,736.72
Finished Goods	2,083.72	1,478.67
<b>Total Opening Stock (A)</b>	<b>29,575.86</b>	<b>36,215.39</b>
<b>Closing Stock</b>		
Work-in-progress	14,517.58	27,492.14
Finished Goods	1,502.99	2,083.72
<b>Total Closing Stock (B)</b>	<b>16,020.57</b>	<b>29,575.86</b>
<b>Total changes in inventories of Finished Goods and work-in-progress (A - B)</b>	<b>13,555.29</b>	<b>6,639.53</b>

### 22C. Operating Expense

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Commission & Brokerage	577.68	596.70
<b>Total</b>	<b>577.68</b>	<b>596.70</b>

### 23. Employee Benefits Expense

	(Rs. in Lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Salaries and wages	39.56	1,234.88
Contribution to provident and other funds	9.16	76.02
Staff welfare expenses	7.06	5.83
	<b>55.78</b>	<b>1,316.73</b>
Less: Allocated to projects	(40.92)	(608.95)
<b>Total</b>	<b>14.86</b>	<b>707.79</b>

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 24. Finance Costs

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Interest on Loan from related party	204.75	107.00
Interest Expense for financial liabilities at amortised cost	198.53	182.41
	<u>403.28</u>	<u>289.41</u>
Less: Allocated to projects	(319.26)	(289.41)
	<u>84.02</u>	<u>—</u>
Interest on Bank Subvention	0.11	11.34
<b>Total</b>	<u><u>84.13</u></u>	<u><u>11.34</u></u>

#### Analysis of Interest Expenses by Category:

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Interest Expenses</b>		
On Financial Liabilities at Amortised Cost	403.28	289.41

### 25. Other expenses

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Advertisement, Marketing & Business Development	168.15	268.56
Legal and Other Professional fees	158.54	270.76
Power & Fuel	4.86	1.70
Repairs and Maintenance	74.42	178.47
Rent, Rates & Taxes	101.99	42.63
Travelling and Conveyance Expenses	24.72	32.75
Printing & Stationery	3.26	5.30
Payment to Auditors#	26.40	21.59
Miscellaneous Expenses	181.40	39.91
<b>Total</b>	<u><u>743.74</u></u>	<u><u>861.67</u></u>

#### # Payment to Auditors

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
For Audit	16.88	13.70
For Tax Audit	4.57	4.31
For Other Services (Certifications required by statutory auditor)	4.41	3.31
For Reimbursement of expenses	0.54	0.27
<b>Total</b>	<u><u>26.40</u></u>	<u><u>21.59</u></u>

### 26. Income Taxes

#### (a) Income tax expense recognised in statement of Profit & Loss

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Current Tax</b>		
Current year	—	—
<b>Deferred Tax</b>		
In respect of current year origination and reversal of temporary differences	864.67	141.76
<b>Total</b>	<u><u>864.67</u></u>	<u><u>141.76</u></u>

#### (b) Income tax expense/(credit) recognised in Other Comprehensive income

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Deferred tax related to items recognised in other comprehensive income during the year:		
Remeasurement of net defined benefit liability	—	(1.80)
<b>Total</b>	<u><u>—</u></u>	<u><u>(1.80)</u></u>

#### (c) Reconciliation of estimated income tax expense at tax rate to income tax expense reported in Profit & Loss is as follows:

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Profit before tax</b>	<u>1,705.56</u>	<u>461.38</u>
Income tax expense calculated at 25.17%	429.26	116.12
Effect of change in tax rate	—	(137.28)
Deferred tax assets derecognised during the year	435.41	162.92
<b>Total</b>	<u><u>864.67</u></u>	<u><u>141.76</u></u>

### 27. Earnings per share (EPS)

Basic and diluted EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the Company by the weighted average number of Equity shares outstanding during the year.

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

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Profit after tax (Rs. in Lakh)	840.89	319.62
Weighted average number of equity shares	100,000	100,000
Face Value of Equity Shares (in Rs.)	10	10
<b>Earnings per Equity share - Basic (in Rs.)</b>	<u>840.89</u>	<u>319.62</u>
<b>Earnings per Equity share - Diluted (in Rs.)</b>	<u>840.89</u>	<u>319.62</u>

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 28. Disclosures as per IND AS 115

#### (1) Contract Balances

- (a) Amounts received before the related performance obligation is satisfied are included in the balance sheet (Contract liability) as "Advances received from Customers/Income received in Advance" in note no. 19- Other Current Liabilities amounting to Rs 10,557.69 lakhs (previous year Rs 26,358.04 lakhs). Amounts billed for development milestones achieved but not yet paid by the customer are included in the balance sheet under note no. 8 - Trade Receivables amounting to Rs. 557.91 lakhs (previous year Rs. 666.90 lakhs).
- (b) During the year, the Company recognised Revenue of Rs. 17,067.69 lakhs (previous year Rs. 14,909.44 lakhs) from opening contract liability of Rs. 26,192.26 lakhs (previous year Rs. 39,077.45 lakhs).
- (c) There were no significant changes in the composition of the contract liabilities during the reporting period other than on account of periodic invoicing and one new project opened for sale.
- (d) Amounts previously recorded as contract liabilities increased due to further milestone based invoices raised during the year and one new project opened for sale.
- (e) There are no contract assets outstanding at the end of the year.
- (f) The aggregate amount of the transaction price allocated to the performance obligations that are completely or partially unsatisfied as at March 31, 2025, is Rs. 14,640.71 lakhs (previous year Rs. 31,018.18 lakhs). Out of this, the Company expects, based on current projections, to recognize revenue of around 89.19% (previous year 100%) within the next one year. This includes contracts that can be terminated for convenience with a penalty as per the agreement since, based on current assessment, the occurrence of the same is not expected to be material.
- (g) Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	(Rs. in Lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Contracted price	20,062.73	18,004.16
Adjustments on account of cash discounts or early payment rebates, deferred payment schemes etc.	(0.11)	(11.34)
<b>Revenue recognised as per Statement of Profit &amp; Loss</b>	<b>20,062.62</b>	<b>17,992.82</b>

#### Related party transactions

The following table provides the total amount of transactions that have been entered into with related parties for the relevant period:

(Rs. in Lakh)							
Nature of transactions with Related Parties	Year Ended	Mahindra Lifespace Developers Ltd.	HDFC Capital Affordable Real Estate Fund I	Mahindra & Mahindra Ltd.	Mahindra Integrated Business Solutions Pvt. Ltd.	Mahindra Rural Housing Finance Ltd.	Anarock Group
Sale of Goods	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	280.47	-	-	-	-	-
Sale of Assets	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	-
Rendering of services	31-Mar-25	-	-	-	-	0.62	3.38
	31-Mar-24	-	-	-	-	-	6.64
Receiving of services	31-Mar-25	-	-	1.11	113.54	-	5.90
	31-Mar-24	64.40	-	80.52	104.13	-	0.84

### (2) Contract costs

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024

Contract costs included in Prepaid Expenses in Note no. 11- Other Current Assets	371.28	848.06
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The Company incurs commissions & incentives that are incremental costs of obtaining a contract with a customer. Under Ind AS 115, the Company recognises the incremental costs of obtaining a contract as assets under Prepaid Expenses under Note no. 11 - Other Current Assets and amortises it upon completion of the related property sale contract.

For the year ended March 31, 2025, amortisation amounting to Rs. 577.68 lakhs (Previous Year Rs. 596.70 lakhs) was recognised as brokerage cost. There was no impairment loss in relation to the costs capitalised.

### 29. Related parties disclosures

#### Names of related parties and related party relationship

##### Related parties where control exists

Enterprises having joint control over the Company	Mahindra Lifespace Developers Ltd. HDFC Capital Affordable Real Estate Fund I
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##### Other Related parties with whom transactions have taken place during the year

Holding Company of Enterprise exercising joint control over the Company	Mahindra & Mahindra Ltd.
Subsidiary of Holding Company of Enterprise exercising joint control over the Company	Mahindra Integrated Business Solutions Pvt. Ltd.
Fellow Subsidiary	Mahindra Rural Housing Finance Ltd.
Company under which director of the holding company is interested	Anarock Group Business services Pvt Ltd Anarock Property Consultants Pvt Ltd.



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Rs. in Lakh)

Nature of transactions with Related Parties	Year Ended	Mahindra Lifespace Developers Ltd.	HDFC Capital Affordable Real Estate Fund I	Mahindra & Mahindra Ltd.	Mahindra Integrated Business Solutions Pvt. Ltd.	Mahindra Rural Housing Finance Ltd.	Anarock Group
Reimbursement made to parties	31-Mar-25	262.63		–	–		–
	31-Mar-24	6.79		–	–		–
Reimbursement received from parties	31-Mar-25	8.29		–	–		–
	31-Mar-24	3.70		–	–		–
Inter Corporate Deposit Taken	31-Mar-25	750.00	–	–	–		–
	31-Mar-24	2,500.00	–	–	–		–
Inter Corporate Deposit Repaid	31-Mar-25	1,200.00	–	–	–		–
	31-Mar-24	150.00	–	–	–		–
Interest Expense on Inter Corporate Deposit	31-Mar-25	204.75	–	–	–		–
	31-Mar-24	107.00	–	–	–		–

The following table provides the balances with related parties as on balance sheet date:

Nature of Balances with Related Parties	Balance as at	Mahindra Lifespace Developers Ltd.	HDFC Capital Affordable Real Estate Fund I	Mahindra & Mahindra Ltd.	Mahindra Integrated Business Solutions Pvt. Ltd.
Long Term Borrowings - Series 1 & Series 2 preference Shares (OCRP's)	31-Mar-25	949.66	2848.88	–	–
	31-Mar-24	949.66	2,848.88	–	–
Payables	31-Mar-25	376.56	–	0.13	–
	31-Mar-24	105.86	–	18.88	10.10
Receivables	31-Mar-25	–	–	–	–
	31-Mar-24	–	–	–	–
Inter corporate deposit balance payable	31-Mar-25	1,900.00	–	–	–
	31-Mar-24	2,350.00	–	–	–

### Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables.

### 30. Employee benefits

#### (a) Defined Contribution Plan

The Company's contribution to Provident Fund and Superannuation Fund aggregating is NIL (31st March, 2024 Rs. 58.84 lakhs ) has been recognised in the Statement of Profit or Loss under the head Employee Benefits Expense. There are no employees as on March 31, 2025.

#### (b) Defined Benefit Plans:

##### Gratuity

The Company operates a gratuity plan covering qualifying employees. The benefit payable is the amount calculated as per the Payment of Gratuity Act, 1972. The benefit vests upon completion of five years of continuous service and once vested it is payable

to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting. The scheme is unfunded as on March 31, 2025.

Through its defined benefit plans the Company is exposed to a number of risks, the most significant of which are detailed below:

#### Investment Risk

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

#### Interest Risk

A decrease in the bond interest rate will increase the plan liability.

#### Longevity Risk

The present value of defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### Salary Risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

	As at	
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Discount rate(s)	–	7.16%
Expected rate(s) of salary increase	–	10.00%
		21.21% p.a. for all service groups
Attrition Rate	–	–
Mortality	–	IALM (2012–14) ULT.
Retirement age of the employees is assumed to be 60 years.		

### Defined benefit plans – as per actuarial valuation on 31<sup>st</sup> March, 2025

Particulars	(Rs. in Lakh)	
	Un-funded Gratuity Plan	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024

### Amounts recognised in comprehensive income in respect of these defined benefit plans are as follows:

#### Service Cost

Current Service Cost	–	11.14
Past service cost	–	–
Net interest expense	–	2.58

Components of defined benefit costs recognised in profit or loss	–	13.72
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#### Remeasurement on the net defined benefit liability

Actuarial (gains)/loss arising from demographic assumptions	–	–
Actuarial (gains)/loss arising from changes in financial assumptions	–	0.29
Actuarial (gains)/loss arising from experience adjustments	–	6.87

Components of defined benefit costs recognised in other comprehensive income	–	7.16
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<b>Total</b>	–	20.86
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### I. Net Asset/(Liability) recognised in the Balance Sheet as at 31<sup>st</sup> March, 2025

1. Present value of defined benefit obligation at end of the year	–	(44.57)
2. Current portion of the above	–	(4.42)
3. Non current portion of the above	–	(40.15)

### II. Movements in the present value of the defined benefit obligation are as follows.

1. Present value of defined benefit obligation	44.57	35.23
2. Transfer In liability from Mahindra Lifespace Developers Ltd.	–	0.93

Particulars	(Rs. in Lakh)	
	Un-funded Gratuity Plan	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
3. Transfer Out liability	(44.57)	(4.24)
4. Expenses Recognised in Profit and Loss Account		
- Current Service profit	–	11.14
- Past Service Cost	–	–
- Interest Cost	–	2.58
5. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actuarial Gain/(Loss) arising from:		
i. Demographic Assumptions	–	–
ii. Financial Assumptions	–	0.29
iii. Experience Adjustments	–	6.87
6. Benefit payments	–	(8.23)
7. Present value of defined benefit obligation at the end of the year	–	44.57

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

Principal Assumptions	Year	Changes in assumption (%)	(Rs. in Lakh)	
			Impact on defined benefit obligation	
			Increase in assumption	Decrease in assumption
Discount rate	2025	1.00%	–	–
	2024	1.00%	(1.85)	2.02
Salary growth rate	2025	1.00%	–	–
	2024	1.00%	1.94	(1.82)

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to previous year.

### Maturity profile of defined benefit obligation:

	(Rs. in Lakh)	
	31 <sup>st</sup> March, 2025	31 <sup>st</sup> March, 2024
Within 1 year	–	4.42
1 - 2 year	–	6.57
2 - 3 year	–	6.29
3 - 4 year	–	6.45
4 - 5 year	–	6.07
Above 5 years	–	34.29

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 31. Financial Instruments

#### Capital management

The Company's capital management objectives are-

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders
- maintain an optimal capital structure to reduce the cost of capital

The Management of the Company monitors the capital structure using net debt equity ratio which is determined as the proportion of net debt to total equity.

Particulars	(Rs. in Lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Debt*	3,844.27	4,017.24
Cash and Bank Balances	(241.92)	(277.67)
<b>Net Debt (A)</b>	<b>3,602.35</b>	<b>3,739.57</b>
<b>Total Equity (B)</b>	<b>(2,079.13)</b>	<b>(2,920.02)</b>
<b>Net Debt Equity Ratio (A/B)</b>	<b>(1.73)</b>	<b>(1.28)</b>

\* Since Optionally Convertible Redeemable Preference shares issued by the company are subscribed by the share-holders. Debt equity ratio of the company is reviewed by Management based on the external debt only.

#### Categories of financial assets and financial liabilities

The following tables shows the carrying amount of financial assets and financial liabilities by category:

As at 31<sup>st</sup> March, 2025

Particulars	(Rs. in Lakh)		
	Amortised Costs	FVTPL	Total
<b>Non- Current Assets</b>			
Other Financial Assets - Non			
Derivative Financial Assets	3.61	–	3.61
<b>Current Assets</b>			
Trade Receivables	557.91	–	557.91
Cash and Bank Balances	241.92	–	241.92
Other Financial Assets - Non			
Derivative Financial Asset	162.78	–	162.78
<b>Non-current Liabilities</b>			
Borrowings	–	30.22	30.22
<b>Current Liabilities</b>			
Borrowings	3,844.27	–	3,844.27
Trade Payables	4,341.57	–	4,341.57
Other financial Liabilities	654.70	–	654.70

As at 31<sup>st</sup> March, 2024

Particulars	(Rs. in Lakh)		
	Amortised Costs	FVTPL	Total
<b>Non-Current Assets</b>			
Other Financial Assets - Non			
Derivative Financial Assets	3.42	–	3.42
<b>Current Assets</b>			
Trade Receivables	666.90	–	666.90
Cash and Bank Balances	277.67	–	277.67
Other Financial Assets - Non			
Derivative Financial Assets	162.98	–	162.98
<b>Non-current Liabilities</b>			
Borrowings	–	1,032.18	1,032.18
Borrowings	4,017.24	310.34	4,327.58
<b>Current Liabilities</b>			
Borrowings	3,298.82	–	3,298.82
Trade Payables	358.29	–	358.29

### 32. Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factor.

#### CREDIT RISK

##### Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises from cash and cash equivalents and other financial assets.

##### Trade Receivables

The Company's trade receivables include receivables on sale of residential flats. As per the Company's flat handover policy, a flat is handed over to a customer only upon payment of entire amount of consideration. Thus, the Company is not exposed to any credit risk on receivables from sale of residential flats.

##### Cash and cash equivalents and other financial assets

Cash and cash equivalents and other financial assets For Cash and bank balances only highly rated banks are accepted. The Company holds cash and cash equivalents with banks which are having highest safety ratings based on ratings published by various credit rating agencies. The Company considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties.

For other financial assets, the Company assesses and manages credit risk based on reasonable and supportive forward looking information. The Company does not have significant credit risk exposure for these items.

#### LIQUIDITY RISK

##### (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of Directors who have established an appropriate liquidity risk management framework for the management of the Company's short, medium and long term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

##### (ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

Particulars	(Rs. in Lakh)		
	Less than 1 Year	1 Year to 3 Years	3 Year to 5 Years
<b>Non-derivative financial liabilities</b>			
<b>As at 31<sup>st</sup> March, 2025</b>			
Trade and other financial liabilities	4,996.27	–	–
Current Secured Borrowings	3,844.27	–	–
Series 1 and Series 2 Optionally Convertible Redeemable Preference Shares ("OCRP's")	–	30.22	–
<b>Total</b>	<b>8,840.54</b>	<b>30.22</b>	<b>–</b>

Particulars	(Rs. in Lakh)		
	Less than 1 Year	1 Year to 3 Years	3 Year to 5 Years
<b>Non-derivative financial liabilities</b>			
<b>As at 31<sup>st</sup> March, 2024</b>			
Trade and other payables	2,259.96	–	–
Current Secured Borrowings	1,676.29	–	–
Series 1 and Series 2 Optionally Convertible Redeemable Preference Shares ("OCRP's")	–	1,372.07	–
<b>Total</b>	<b>3,936.25</b>	<b>1,372.07</b>	<b>–</b>

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### MARKET RISK

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. All such transactions are carried out within the guidelines set by the Board of Directors.

### CURRENCY RISK

Foreign currency risk is the risk that the fair value or the future cash flows of an exposure will fluctuate because of changes in the foreign exchange rate. The Company does not undertake any transactions in foreign currency.

### INTEREST RATE RISK

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates

primarily to the Company's debt obligations with floating interest rates. The Company manages its interest rate risk by having a balanced portfolio of fixed and floating rate loans and borrowings.

### Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit/(loss) before tax is affected through the impact on floating rate borrowings, as follows:

	Currency	Increase/ decrease in basis points	(Rs. in Lakh)
As at 31 <sup>st</sup> March, 2025	INR	+100	(38.44)
	INR	(100)	38.44
As at 31 <sup>st</sup> March, 2024	INR	+100	(40.17)
	INR	(100)	40.17

### Fair Valuation Techniques and Inputs used - Recurring Items

(Rs. in Lakh)

Financial liabilities measured at Fair value	Fair value as at 31 <sup>st</sup> March, 2025	Fair value hierarchy	Valuation Technique(s)	Key input(s) used
<b>Borrowings</b>				
Series 1 and Series 2 Optionally Convertible Redeemable Preference Shares ("OCRPS")	30.22	Level 3	Income Approach - Discounted Cash Flow	For Discounted Cash Flow - Companies Financial projections. These include forecasts of balance sheet, statement of profit and loss along with underlying assumptions.
<b>Total</b>	<b>30.22</b>			

(Rs. in Lakh)

Financial liabilities measured at Fair value	Fair value as at 31 <sup>st</sup> March, 2024	Fair value hierarchy	Valuation Technique(s)	Key input(s) used
<b>Borrowings</b>				
Series 1 and Series 2 Optionally Convertible Redeemable Preference Shares ("OCRPS")	1,342.52	Level 3	Income Approach - Discounted Cash Flow	For Discounted Cash Flow - Companies Financial projections. These include forecasts of balance sheet, statement of profit and loss along with underlying assumptions.
<b>Total</b>	<b>1,342.52</b>			

Significant unobservable inputs used in level 3 fair value measurements

(Rs. in Lakh)

Financial liabilities measured at Fair value	Fair value as at 31 <sup>st</sup> March, 2025	Fair value as at 31 <sup>st</sup> March, 2024	Fair value hierarchy	Significant unobservable inputs	Relationship of unobservable inputs to fair value and sensitivity
<b>Borrowings</b>					
Series 1 and Series 2 Optionally Convertible Redeemable preference shares ("OCRPS")	30.22	1,342.52	Level 3	Interest Rates to discount future cash flow, Financial Projections	Any change (increase/ decrease) in the discount factor, financial projections etc. would entail corresponding change in the valuation

Except for the above, carrying value of Other financial assets/liabilities represent reasonable estimate of fair value.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### Reconciliation of Level 3 fair value measurements of financial instruments measured at fair value

#### Series 1 and Series 2 Optionally Convertible Redeemable Preference Shares ("OCRPS")

(Rs. in Lakh)	
Particulars	Amount
<b>Period Ended 31<sup>st</sup> March 2025</b>	
Opening Balance of Fair Value	1,342.52
Total losses/(gains) recognised in Profit or Loss	(1,312.30)
<b>Closing Balance of Fair Value</b>	<b>30.22</b>
<b>Year Ended 31<sup>st</sup> March 2024</b>	
Opening Balance of Fair Value	1,372.07
Total losses/(gains) recognised in Profit or Loss	(29.55)
<b>Closing Balance of Fair Value</b>	<b>1,342.52</b>

### 33. Financial Ratios

(Rs. in Lakh)							
Sr. No.	Particulars	Numerator	Denominator	For the year ended March 31, 2025	For the year ended March 31, 2024	% Variance	Reasons for Variance
a)	Current Ratio	Current Assets	Current Liabilities	0.89	0.92	(2.94%)	–
b)	Debt Equity Ratio	Debt (Borrowings)	Equity	(1.86)	(1.84)	1.53%	–
c)	Debt Service Coverage Ratio (DSCR)	Earning Available for debt service (Refer note (i) below)	Debt Service (Refer note (ii) below)	0.12	0.09	35.49%	Increase in ratio due to decrease in Debt because of reduction in repayment of loan to MLDL & FVTPL gain booked for OCRPS during the year.
d)	Return on Equity	Profit/(Loss) After Tax	Average Equity	(33.64%)	(10.39%)	223.88%	Increased in profit during the year.
e)	Inventory Turnover ratio	Revenue from Operations	Average Inventory	0.88	0.55	60.89%	Increase in ratio due to increase in revenue recognition and reduction in inventory during the current year as compared to previous year.
f)	Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables	32.76	16.46	99.03%	Increase in ratio due to increase in revenue recognition and reduced in trader receivables during the current year as compared to previous year.
g)	Trade Payable turnover ratio	Cost of Sales	Average Trade payables	4.81	5.54	(13.18%)	–
h)	Net capital turnover ratio	Revenue from Operations	Average Working Capital (Refer note (iii) below)	(8.27)	(6.44)	28.40%	Increase ratio due to increase in revenue recognition during the current year and decrease in average working capital as compared previous year.
i)	Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	4.19%	1.78%	135.95%	Increase in ratio due to increase in revenue recognition and increase in Net Gain arising on financial liabilities designated at Fair Value through Profit or Loss (FVTPL).
j)	Return on Capital employed	Earning before interest & taxes (Refer note (iv) below)	Capital employed (Refer note (v) below)	130.17%	14.00%	829.61%	Increase in capital employed due to increase in Profits and reduction in borrowings.

Schedule III require explanation where the change in the ratio is more than 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios. The company operates in real estate business and is governed by IND AS 115 for recording the revenue as per completion contract method. Accordingly, above mentioned ratios may not be strictly comparable.

#### Formula used for calculation of Ratios and Financial Indicators are as below :

- Earnings available for debt service = Net Profit/(loss) before taxes + Non-cash operating expenses like depreciation and other amortizations (including FVTPL loss/(gain)) + Interest Expense
- Debt Service = Borrowing + Interest Payment
- Working Capital = Current Asset - Current Liabilities
- Earning before interest & taxes = Profit/(Loss) before Tax + Finance Cost
- Capital Employed = Equity + Borrowing - Intangible Assets

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 34. Additional regulatory information

#### a) Details of benami property held

The company does not have any benami property and no proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### b) Corporate Social Responsibility (CSR)

The provisions of Corporate Social Responsibility (CSR) expenditure are not applicable to the company.

#### c) Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### d) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall 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.

#### e) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### f) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### g) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

#### h) Audit trail

The Company has used accounting softwares for maintaining its books of account that has a feature of recording audit trail of each and every transaction and same has operated throughout the year creating an edit log of each change made in the books of account. This feature of recording audit trail has operated throughout the year. In previous year ended 31st March 2024, in respect of one of the software the audit trail log at data base level was being maintained for a period of six months.

### 35. Discrepancies between books of accounts & quarterly statements submitted to bank

The company has short term borrowings secured against current assets. The quarterly statements comprising raw material, construction work in progress, finished goods, debtors and creditors filed by the Company with such bank are in agreement with the unaudited books of accounts for the quarter ended

30th June 2024, 30th September 2024 and 31st December 2024 and no material discrepancies have been observed. The company is yet to submit the statement for the quarter ended 31st March 2025 to the bank.

### 36. Contingent Liabilities

(Rs. in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Claims against the company not acknowledged against as debts-</b>		
<b>Claims received from parties not acknowledged as debts</b>		
Represent cases filed by parties in the Consumer Forum including RERA and Civil Courts disputed by the Company as advised by advocates. In the opinion of the management the claims are not sustainable.	15.26	858.00
<b>Indirect Tax matter under appeal</b>		
Indirect Tax matter under appeal		
Goods and Service Tax claims disputed by the Company relating to issues of ineligible Input Tax Credit and discharge of liability. The Company is pursuing the matter with the appropriate Appellate Authorities	30.51	10.28

In the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

### 37. Segment information

The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments as per the terms of Indian Accounting Standards (Ind AS) 108 on Segment Reporting.

### 38. Leases

The company does not have any leasing arrangement during the year ended 31st March 2025.

### 39. Events after the reporting period

No material events have occurred after the Balance Sheet date and upto the date of approval of the financial statements.

### 40. Going Concern

As the net worth of the Company has been fully eroded and the current liabilities exceeds current assets, the financial statements of the Company have been prepared on a going concern basis considering support from the Holding Company by way of rollover of liabilities/borrowings payable to the Holding Company.

### 41. Previous year figures

The figures for previous year have been regrouped wherever necessary to confirm to current year's classification.

### 42. Recent pronouncements

Recent pronouncements Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended 31st March 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the Group w.e.f. 1st April 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

As per our report of even date attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants  
Firm's Registration No: 117366W/W-100018

**Nilesh Shah**  
Partner  
Membership No - 049660  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Mahindra Happinest Developers Limited**

**Amit Kumar Sinha**  
Director  
DIN - 09127387  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025

**Avinash Bapat**  
Director  
DIN - 09179587  
Place: Mumbai  
Date: 17<sup>th</sup> April, 2025



## INDEPENDENT AUDITOR'S REPORT

**To The Members of Mahindra Industrial Park Chennai Limited**

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying Ind AS Financial Statements of Mahindra Industrial Park Chennai Limited ("the Company"), which comprise the Balance sheet as at March 31, 2025, the Statement of Profit and Loss, including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information. (herein after referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("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 March 31, 2025, its Profit and total comprehensive Income, its changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing (SAs), as 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Director's report and the related annexures but does not include the Financial Statements and our Auditors' report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

#### Auditors' 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

#### **Report on other legal and regulatory requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in "Annexure B" 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;
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
  - f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements;
  - g) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and hence provisions of Section 197 of the Companies Act, 2013 are not applicable.
  - h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of the Rule 11 of the Companies (Audit and Auditors)

Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

- (i) The Company did not have any pending litigations which would impact its financial position
- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- (iii) There were no amounts which were required to the Investor Education and Protection Fund by the Company.
- (iv) (a) The management of the company has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- (b) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been received by the company or any of such subsidiaries from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company or any of such subsidiaries 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 Parties ("Ultimate Beneficiaries") or provided any guarantee, security or the like on behalf of the Ultimate beneficiaries; and

- (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice or other auditors that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- (v) The Company has not declared/paid any dividend during the year.
- (vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBD6972

Place: Chennai  
Date: April 17, 2025

## ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

### REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 (“THE ACT”)

We have audited the internal financial controls over financial reporting of **Mahindra Industrial Park Chennai Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

### MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company’s Management 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. 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 the Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### AUDITOR’S RESPONSIBILITY

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting with reference to these financial statements 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design

and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

### MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE FINANCIAL STATEMENTS

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

### INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE FINANCIAL STATEMENTS

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

### OPINION

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material

respects, adequate internal financial controls over financial reporting with reference to these financial statements and such internal financial controls system over financial reporting with reference to these financial statements were operating effectively as at March 31, 2025, 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.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBD6972

Place: Chennai  
Date: April 17, 2025



## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

- i. In respect of its Property, Plant and Equipment:
  - (a) (A) According to the information and explanations given to us, the Company has generally maintained proper records showing particulars, including quantitative details and situation of property, plant and equipment and investment properties. However, quantitative details and situation of certain property, plant and equipment and investment properties.
  - (B) The Company does not have any intangible assets. Hence, reporting under Clause 3(i)(a)(B) of the Order is not applicable to the Company
  - (b) The property, plant and equipment and investment properties are physically verified by the Company once in two years. The physical verification of property, plant and equipment and investment properties was conducted in the current financial year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its property, plant and equipment and investment properties. In accordance with the programme, the company has physically verified certain property, plant and equipment during the year and no material discrepancies were noticed on such verification.
  - (c) With respect to immoveable properties of land that are freehold, according to the information and explanations given to us and the records examined by us and based on the examination of the original title deeds / Land Delivery Receipts (LDR's) issued by Government provided to us, we report that, the title deeds of such immovable properties are held in the name of the Company as at the balance sheet date.
- ii. (a) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deed, certificate received from third party confirming the inventory, site visits by the management and certification of extent of work completion by competent persons are done at reasonable intervals and no material discrepancies were noticed on physical verification.
- b) According to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year.
- iii. According to the information and explanations given to us, the Company has not made any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act with respect to investments made. The Company has not granted any loans or provided any guarantee or security during the year to the parties covered under Sections 185 and 186 of the Act.
- v. According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under, where applicable. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records has been specified by the Central Government under Section 148(1) of the Act. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, prescribed by the Central Government under subsection (1) of Section 148 of the Act and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- vii. According to the information and explanations given to us and on the basis of our examination of records of the Company, the amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income-tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. The amounts deducted / accrued in the books of account in respect of undisputed statutory dues of Income-tax have generally been regularly deposited during the year by the Company with the appropriate authorities, though there have been slight delays in a few cases. According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no undisputed statutory dues payable in respect of Sales tax, Service tax, Duty of Customs, Duty of Excise and Value Added Tax.  
  
According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable
- viii. According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.



- ix. a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not availed any loans or other borrowings during the year. Accordingly, the reporting under Clause 3(ix)(a) of the Order is not applicable to the Company.
- b) According to the information and explanations given to us, the Company has not been declared a wilful defaulter by any bank or financial institution or any other lender till the date of our audit report.
- c) In our opinion and according to the information and explanations given to us, the term loans have been applied for the purpose for which the loans were obtained.
- d) In our opinion and according to the information and explanations given to us and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have not been utilised for long- term purposes as at the Balance Sheet date
- e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- f) According to the information and explanations given to us and based on the audit procedures performed by us, we report that the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.
- x. a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.
- xi. a) During the course of our examination of books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by noticed or reported during the year, nor have we been informed of any such case by the management.
- b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.
- c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.
- xii. According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.
- xiii. In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the Financial Statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures, specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the reporting under Clause 3(xiii) of the Order is not applicable to the Company.
- xiv. a) In our opinion and according to the information and explanations given to us and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.
- b) We have considered the Internal Audit reports of the Company issued till date for the period under audit.
- xv. According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or directors of its holding company, Associate, Joint venture or persons connected with them during the year and hence provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under (xv) of the Order is not applicable to the Company.
- xvi. a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause (xvi) of the Order is not applicable to the Company.
- b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.
- c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) and 3(xvi)(d) of the Order is not applicable to the Company.
- Based on the information and explanations given to us and the audit procedures performed by us, we report that the Group has 4 Core Investment Companies.

- xvii. In our opinion and according to the information and explanations given to us, the Company has incurred cash losses of Rs. 152.81 Lakhs in the current financial year. The Company has not incurred cash losses in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of Balance Sheet as and when they fall due within a period of one year from the Balance Sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the

Balance Sheet date, will get discharged by the Company as and when they fall due.

- xx. (a) According to the information and explanations given to us, in respect of other than on-going projects, the Company has no unspent amount that needs to be transferred to a Fund specified in Schedule VII to the Act in compliance with second proviso to sub-section (5) of Section 135 of the Act.
- (b) According to the information and explanations given to us, in respect of on-going projects, the Company has no unspent amount which needs to be transferred to a special account in compliance with sub-section (6) of Section 135 of the Act.

For **B. K. Khare & Co.**  
Chartered Accountants  
(Firm Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBD6972

Place: Chennai  
Date: April 17, 2025

**BALANCE SHEET AS AT MARCH 31, 2025**

Particulars	Note No.	(Rs. In Lakhs)	
		As at 31 March, 2025	As at 31 March, 2024
<b>ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, Plant and Equipment .....	3	<b>2,459.07</b>	2,429.27
(b) Capital Work in Progress .....	4	<b>307.95</b>	13.91
(c) Financial Assets.....			
(i) Other Financial Assets.....	5	<b>108.28</b>	44.57
(d) Deferred Tax Asset.....	6	<b>—</b>	—
		<b>2,875.30</b>	2,487.75
<b>Current assets</b>			
(a) Inventories .....	7	<b>35,507.34</b>	15,868.82
(b) Financial assets.....			
(i) Investments.....	9B	<b>1,530.23</b>	2,463.37
(ii) Trade Receivables .....	8	<b>11.72</b>	8.70
(iii) Cash and Cash Equivalents .....	9A	<b>5.46</b>	482.63
(iv) Other Financial Assets.....	5	<b>0.20</b>	—
(c) Other current assets.....	10	<b>791.16</b>	95.56
		<b>37,846.11</b>	18,919.08
<b>Total Assets</b>		<b>40,721.41</b>	21,406.83
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity Share capital .....	11	<b>38,000.00</b>	17,000.00
(b) Other Equity.....			
(i) Securities Premium.....	12	<b>900.00</b>	900.00
(ii) Retained Earnings .....	12	<b>576.06</b>	941.97
<b>Total Equity</b> .....		<b>39,476.06</b>	18,841.97
<b>Non-current liabilities</b>			
(a) Financial Liabilities .....			
(i) Borrowings .....	13	<b>—</b>	—
(ii) Other Financial Liabilities.....	14A	<b>0.06</b>	0.04
(b) Other Liabilities .....	14B	<b>151.25</b>	112.22
(c) Provisions .....	15	<b>45.27</b>	22.14
(d) Deferred Tax Liability.....	6	<b>39.85</b>	69.12
		<b>236.43</b>	203.52
<b>Current liabilities</b>			
(a) Financial Liabilities .....			
(i) Trade Payable.....			
Total outstanding dues of micro enterprises and small enterprises .....	16	<b>8.69</b>	121.91
Total outstanding dues of creditors other than micro enterprises and small enterprises .....	16	<b>343.55</b>	975.04
(ii) Other Financial Liabilities.....	14A	<b>613.66</b>	1,184.99
(b) Provisions .....	15	<b>11.40</b>	5.08
(c) Other Current Liabilities.....	17	<b>31.62</b>	74.32
		<b>1,008.92</b>	2,361.34
<b>Total Equity and Liabilities</b> .....		<b>40,721.41</b>	21,406.83
Summary of Material Accounting Policies .....	2		

The accompanying notes 1 to 40 are an integral part of these financial statements

In terms of our report of even date  
**For B.K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place: Chennai  
Date: 17th April 2025

For and on behalf of the board of directors of  
**Mahindra Industrial Park Chennai Limited**

**Parveen Prakash Mahtani**  
Director  
DIN:05189797

**Vijay Karthik R**  
Chief Executive Officer  
Place: Chennai  
Date: 17th April 2025

**Amit Kumar Sinha**  
Director  
DIN:09127387

**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
ACS 47990

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025**

Particulars	Note No.	(Rs. in Lakhs)	
		For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Income</b>			
Revenue from Operations.....	18A	<b>1,889.56</b>	9,239.96
Other Income .....	18B	<b>134.19</b>	104.42
<b>Total income</b> .....		<b>2,023.75</b>	9,344.38
<b>Expenses</b> .....			
Cost of Sales .....	19	<b>990.50</b>	5,744.87
Operation & Maintenance .....	20	<b>232.72</b>	206.37
Employee Benefits Expense .....	21	<b>571.99</b>	537.23
Depreciation Expenses .....	4	<b>109.16</b>	108.08
Finance Cost .....	22	<b>–</b>	251.41
Other expenses .....	23	<b>411.00</b>	691.59
<b>Total Expense</b> .....		<b>2,315.37</b>	7,539.55
<b>(Loss)/Profit before tax</b> .....		<b>(291.62)</b>	1,804.83
<b>Tax expenses</b>			
Current tax .....		<b>–</b>	239.35
Earlier year tax.....	6A	<b>103.56</b>	–
Deferred tax (Reversal)/Charge.....	6C	<b>(29.27)</b>	94.47
<b>Total tax expenses</b> .....		<b>74.29</b>	333.82
<b>(Loss)/Profit for the year (A)</b> .....		<b>(365.91)</b>	1,471.01
Other Comprehensive Income .....		<b>–</b>	–
<b>Other Comprehensive Income for the year (B)</b> .....		<b>–</b>	–
<b>Total Comprehensive Income for the year (A+B)</b> .....		<b>(365.91)</b>	1,471.01
<b>Earnings per equity share</b> .....	24		
<b>Basic &amp; Diluted</b> .....			
Earnings per equity share (face value of Rs. 10/- each) .....		<b>(0.16)</b>	0.87
Summary of Material Accounting Policies .....	2		

The accompanying notes 1 to 40 are an integral part of these financial statements

In terms of our report of even date  
**For B.K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
*Partner*  
Membership No.: 215782

Place: Chennai  
Date: 17th April 2025

For and on behalf of the board of directors of  
**Mahindra Industrial Park Chennai Limited**

**Parveen Prakash Mahtani**  
Director  
DIN:05189797

**Vijay Karthik R**  
Chief Executive Officer  
Place: Chennai  
Date: 17th April 2025

**Amit Kumar Sinha**  
Director  
DIN:09127387

**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
ACS 47990

**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2025**

Particulars	(Rs. in Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Cash flow from operating activities</b>		
(Loss)/Profit for the year .....	(291.62)	1,804.83
Non-cash adjustment to reconcile profit before tax to net cash flows:		
Depreciation .....	109.16	108.08
Interest Expense .....	—	251.41
<b>Operating Profit before working capital changes .....</b>	<b>(182.46)</b>	<b>2,164.32</b>
Working Capital changes and other adjustments:		
Decrease in Trade payables .....	(744.71)	(312.06)
Decrease in Other Current Liabilities .....	(42.70)	(2,382.13)
Decrease in Other Financial Liabilities- Current .....	(552.71)	(2,371.23)
Increase in Other Financial Liabilities- Non Current .....	0.02	0.02
Increase in Provisions .....	29.45	6.80
(Increase)/Decrease in Trade receivables .....	(3.02)	10,183.44
(Increase)/Decrease in Inventories .....	(19,638.53)	2,849.78
Increase in Other Financial assets .....	(63.91)	(19.59)
Decrease in Other Liabilities .....	39.03	63.11
(Increase)/Decrease in Other Current Assets .....	(660.87)	183.36
<b>Cash generated from operations .....</b>	<b>(21,820.41)</b>	<b>10,365.82</b>
Direct taxes paid (net of refunds) .....	(138.28)	42.35
<b>Net cash (used in)/from Operating activities (A) .....</b>	<b>(21,958.69)</b>	<b>10,408.17</b>
<b>Cash flows from Investing activities .....</b>		
Payments for acquisition of property, plant and equipment .....	(451.62)	(62.18)
Investment in Mutual Funds .....	933.14	(2,463.36)
<b>Net cash from/(used in) in Investing activities (B) .....</b>	<b>481.52</b>	<b>(2,525.54)</b>
<b>Cash flows from Financing activities .....</b>		
Proceeds from issue of shares .....	21,000.00	
Repayment of Borrowings .....	—	(6,576.51)
Interest Paid .....	—	(927.51)
<b>Net cash from/(used in) Financing activities (C) .....</b>	<b>21,000.00</b>	<b>(7,504.02)</b>
<b>Net (decrease)/increase in cash and cash equivalents (A + B + C) .....</b>	<b>(477.17)</b>	<b>378.61</b>
Cash and cash equivalents at the beginning of the year .....	482.63	104.02
<b>Cash and cash equivalents at the end of the year .....</b>	<b>5.46</b>	<b>482.63</b>
<b>Components of cash and cash equivalents</b>		
Balance with banks .....		
— on current account .....	5.46	7.63
— Deposit with original maturity of less than three months .....	—	475.00
<b>Total cash and cash equivalents .....</b>	<b>5.46</b>	<b>482.63</b>

The above Cash Flow Statement has been prepared under the “indirect method” as set out in ‘Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows’ under Section 133 of Companies Act 2013

Summary of Material Accounting Policies (refer note 2)

The accompanying notes 1 to 40 are an integral part of these financial statements

In terms of our report of even date  
**For B.K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place: Chennai  
Date: 17th April 2025

For and on behalf of the board of directors of  
**Mahindra Industrial Park Chennai Limited**

**Parveen Prakash Mahtani**  
Director  
DIN:05189797

**Vijay Karthik R**  
Chief Executive Officer  
Place: Chennai  
Date: 17th April 2025

**Amit Kumar Sinha**  
Director  
DIN:09127387

**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
ACS 47990

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2025****A. Equity Share Capital**

Particulars	No. of Shares	Amount in Lakhs
<b>Equity Shares of Rs. 10 each issued, subscribed and fully paid</b>		
As at 1 April, 2023 .....	17,00,00,000	17,000.00
Issued during the year .....	—	—
<b>At 31 March, 2024 .....</b>	<b>17,00,00,000</b>	<b>17,000.00</b>
Issued during the year .....	21,00,00,000	21,000.00
<b>As at 31 March, 2025 .....</b>	<b>38,00,00,000</b>	<b>38,000.00</b>

**B. Other Equity**

Particulars	(Rs. In Lakhs)		
	<b>Reserves and Surplus</b>		<b>Total</b>
	<b>Securities Premium</b>	<b>Retained earnings</b>	
<b>As at 1 April, 2023.....</b>	900.00	(529.04)	370.96
Profit for the year .....	—	1,471.01	1,471.01
<b>As at 31 March, 2024 .....</b>	<b>900.00</b>	<b>941.97</b>	<b>1,841.97</b>
Profit for the year .....	—	(365.91)	(365.91)
<b>As at 31 March, 2025 .....</b>	<b>900.00</b>	<b>576.06</b>	<b>1,476.06</b>

**Summary of Material Accounting Policies (refer note 2)**

The accompanying notes 1 to 40 are an integral part of these financial statements

In terms of our report of even date  
**For B.K. Khare & Co.**  
Chartered Accountants  
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Company Secretary  
ACS 47990



## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### 1. General Information

Mahindra Industrial Park Chennai Limited ("the Company") was incorporated on December 22, 2014. The Company is in the business of land development for industrial, commercial and residential use. The Company acquires land and incurs expenditure on its development and related infrastructure facilities for lease/sale. The Company is developing a Industrial Park in North Chennai on NH 15.

The Company is a joint venture between Mahindra World City Developers Limited and Sumitomo Corporation SC of Japan.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance

The financial statements of the Company have been prepared in accordance with IND AS notified under the Companies (Indian Accounting Standards) Rules, 2015 to comply with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013 (to the extent notified and applicable). The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

#### 2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.3 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable.

##### 2.3.1 Land Lease Premium

Land lease premium is recognized as income upon creation of leasehold rights in favour of the lessee or upon an agreement to create leasehold rights with handing over of possession.

##### 2.3.2 Income from Sub- Lease of Land

The agreement to long term sub-lease of land, including development and provision of infrastructure facilities/services, where substantial risk & rewards are conveyed to the sub-lessee, is considered as sale of land. The Land lease premium is recognised as income upon creation of leasehold rights in favour of the sub-lessee or upon an agreement to create leasehold rights with handing over the possession.

##### 2.3.3 Income from sale of land

Revenue from sale is recognized upon transfer of title to the acquirer.

##### 2.3.4 Income from Operation & Maintenance (O&M)

Income from operation & maintenance charges and water charges are recognized on an accrual basis as per terms of the agreement with the lessees.

##### 2.3.5 Dividend and interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### 2.4 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 2.4.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates applicable for the financial year.

#### 2.4.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

#### 2.4.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

# NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

## 2.5 Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Fixtures and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

## 2.6 Goods and Services Tax (GST)

GST credit on materials purchased/services availed for construction / Input services are taken into account at the time of purchase. GST input credit is accounted for in the books in the period in which the underlying service / goods received is accounted and when there is no uncertainty in availing/ utilising the credits. GST credit on purchase of capital items wherever applicable are taken into account as and when the assets are acquired. The GST credits so taken are utilised for payment of GST on lease of land. The unutilised GST credit is carried forward in the books.

## 2.7 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

## 2.8 Inventories

Inventories are stated at the lower of cost and net realisable value after providing for obsolescence and other losses, where considered necessary. Work in progress includes cost of land and all expenditure incurred in connection with, or attributable to the project, and, being a long-term project, includes interest.

## 2.9 Cash and cash equivalents (for purposes of Cash Flow Statement)

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

## 2.10 Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

## 2.11 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) because of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### 2.11.1 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

## 2.12 Financial instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

## 2.13 Foreign currency transactions and translations

Foreign currency transactions are recorded at exchange rates prevailing on the date of transaction. Monetary assets / liabilities are translated at exchange rates prevailing on the date of settlement or at the year-end as applicable, and gain / loss arising out of such translation is adjusted to the Statement of profit and loss.

## 2.14 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

### 2.14.1 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value.

### 2.14.2 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

### 2.14.3 Financial assets at fair value through profit or loss (FVTPL)

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

### 2.14.4 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, and other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

### 2.14.5 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### 2.15 Financial liabilities and equity instruments

#### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.15.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

##### 2.15.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

##### 2.15.1.2 Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life

of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

#### 2.15.1.3 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 2.16 Employee benefits

Employee benefits include provident fund, superannuation fund, employee state insurance scheme, gratuity fund, compensated absences, long service awards and post-employment medical benefits.

The Company's contribution to provident fund are considered as defined contribution plans and are charged as an expense as they fall due based on the amount of contribution required to be made and when services are rendered by the employees.

#### Defined benefit plans

For defined benefit plans in the form of gratuity fund, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each Balance Sheet date. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognized in the other comprehensive income is reflected immediately in the retained earnings and is not reclassified to profit or loss. Past service cost is recognized in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset.

#### Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service. The cost of such compensated absences is accounted as under:

- in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- in case of non-accumulating compensated absences, when the absences occur.

#### Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognized as a liability at the present value of the defined benefit obligation as at the Balance Sheet date.



## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### 3. Property, Plant and Equipment

Current Year 2024-25:

(Rs. In Lakhs)

Description of Assets	Land*	Buildings	Plant & Machinery	Electronic Equipment	Furniture & Fixtures	Computers	Vehicles	Total
<b>I. Gross Carrying Amount</b>								
Balance as at 1 April, 2024 .....	862.86	476.47	1,293.70	32.33	7.90	18.04	11.05	2,702.35
Additions .....	–	19.28	118.18	–	1.50	–	–	138.96
Disposals.....	–	–	–	–	–	–	–	–
<b>Balance as at 31 March, 2025.....</b>	<b>862.86</b>	<b>495.75</b>	<b>1,411.88</b>	<b>32.33</b>	<b>9.40</b>	<b>18.04</b>	<b>11.05</b>	<b>2,841.31</b>
<b>II. Accumulated depreciation and impairment</b>								
Balance as at 1 April, 2024 .....	–	37.70	199.54	17.51	5.66	11.75	0.92	273.08
Depreciation expense for the year .....	–	15.11	83.80	5.04	0.58	3.35	1.28	109.16
Eliminated on disposal of assets.....	–	–	–	–	–	–	–	–
<b>Balance as at 31 March, 2025.....</b>	<b>–</b>	<b>52.81</b>	<b>283.34</b>	<b>22.55</b>	<b>6.24</b>	<b>15.10</b>	<b>2.20</b>	<b>382.24</b>
<b>III. Net carrying amount (I-II)</b>								
<b>Balance as at 31 March, 2025.....</b>	<b>862.86</b>	<b>442.94</b>	<b>1,128.54</b>	<b>9.78</b>	<b>3.16</b>	<b>2.94</b>	<b>8.85</b>	<b>2,459.07</b>

Previous Year 2023-24:

Description of Assets	Land*	Buildings	Plant & Machinery	Electronic Equipment	Furniture & Fixtures	Computers	Vehicles	Total
<b>I. Gross Carrying Amount</b>								
Balance as at 1 April, 2023 .....	862.86	476.47	1,293.70	30.26	5.58	14.34	–	2,683.21
Additions .....	–	–	–	2.07	2.32	3.70	11.05	19.14
Disposals.....	–	–	–	–	–	–	–	–
<b>Balance as at 31 March, 2024.....</b>	<b>862.86</b>	<b>476.47</b>	<b>1,293.70</b>	<b>32.33</b>	<b>7.90</b>	<b>18.04</b>	<b>11.05</b>	<b>2,702.35</b>
<b>II. Accumulated depreciation and impairment</b>								
Balance as at 1 April, 2023 .....	–	22.61	116.08	12.52	5.58	8.21	–	165.00
Depreciation expense for the year .....	–	15.09	83.46	4.99	0.08	3.54	0.92	108.08
Eliminated on disposal of assets.....	–	–	–	–	–	–	–	–
<b>Balance as at 31 March, 2024.....</b>	<b>–</b>	<b>37.70</b>	<b>199.54</b>	<b>17.51</b>	<b>5.66</b>	<b>11.75</b>	<b>0.92</b>	<b>273.08</b>
<b>III. Net carrying amount (I-II)</b>								
<b>Balance as at 31 March, 2024.....</b>	<b>862.86</b>	<b>438.77</b>	<b>1,094.16</b>	<b>14.82</b>	<b>2.24</b>	<b>6.29</b>	<b>10.13</b>	<b>2,429.27</b>

Refer notes on accounts for Company's policy on recognition and measurement of Property Plant , Equipment and Depreciation Methods used.

\* Refer note no. 13A (ii)

### 4. Capital work in progress

Movement of Capital work in progress

	(Rs. In Lakhs)	
Particulars	As at March 31, 2025	As at March 31, 2024
Opening Balance .....	13.91	–
Additions .....	431.50	13.91
Less: Capitalised during the year .....	137.46	–
<b>Closing Balance .....</b>	<b>307.95</b>	<b>13.91</b>

### 4.1 Capital Work-in-Progress

(Rs. In Lakhs)

	Bore wells and connected works	
Description of Assets	As at March 31, 2025	As at March 31, 2024
Capital Work-in-Progress .....	307.95	13.91
TWAD 1.50 MLD Water Supply Project.....		
Less than 1 year* .....	307.95	–
Total .....	307.95	–
Total .....	307.95	–

\* Capital work in progress as at 31 March 2025 represents Initial payment of 40% of Project cost made to TWAD board for providing 1.50 MLD of Water Supply

There are no items under capital work in progress, whose completion is overdue or has exceeded its cost compared to its original plan as at 31 March 2025.

**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025****5. Other Financial assets**

Particulars	(Rs. In Lakhs)	
	As at March 31, 2025	As at March 31, 2024
<b>Non Current</b>		
Security Deposits .....	28.28	44.57
Fixed Deposits under Lien .....	80.00	–
<b>Current</b>		
Interest accrued on Fixed Deposit.....	0.20	–
<b>Total Other Financial assets .....</b>	<b>108.48</b>	<b>44.57</b>

**6. Income Tax****(a) Income Tax recognised in profit or loss**

Particulars	(Rs. In Lakhs)	
	March 31, 2025	March 31, 2024
<b>Current Tax:</b>		
Current Year.....	–	239.35
Previous Year.....	103.56	–
<b>Deferred Tax (Reversal)/Charge: .....</b>	<b>(29.27)</b>	<b>94.47</b>
<b>Total income tax expense on income from operations.....</b>	<b>74.29</b>	<b>333.82</b>

**(c) Movement in deferred tax balances**

Particulars	(Rs. In Lakhs)			
	For the Year ended 31 March, 2025			
	Opening Balance	Recognised in profit and Loss	Recognised in OCI	Closing Balance
<u>Tax effect of items constituting deferred tax Liability .....</u>				
<b>Total Deferred Tax Liability .....</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
<u>Tax effect of items constituting deferred tax assets</u>				
On Expenses allowed on payment basis .....	6.85	7.41	–	14.26
Carry Forward of Losses .....	–	43.18	–	43.18
Property, Plant and Equipment .....	(79.04)	(18.25)	–	(97.29)
FV Gain on Investments .....	3.07	(3.07)	–	–
<b>Total Deferred Tax Asset/ (Liability) .....</b>	<b>(69.12)</b>	<b>29.27</b>	<b>–</b>	<b>(39.85)</b>
<b>Net Deferred Tax Asset/ (Liability) .....</b>	<b>(69.12)</b>	<b>29.27</b>	<b>–</b>	<b>(39.85)</b>

Particulars	(Rs. In Lakhs)			
	For the Year ended 31 March, 2024			
	Opening Balance	Recognised in Profit and Loss	Recognised in OCI	Closing Balance
<u>Tax effect of items constituting deferred tax Liability .....</u>				
<b>Total Deferred Tax Liability .....</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
<u>Tax effect of items constituting deferred tax assets</u>				
On Expenses allowed on payment basis .....	5.14	1.71	–	6.85
Carry Forward of Losses .....	75.97	(75.97)	–	–
Property, Plant and Equipment .....	(55.76)	(23.28)	–	(79.04)
	–	3.07	–	3.07
<b>Total Deferred Tax Asset .....</b>	<b>25.35</b>	<b>(94.47)</b>	<b>–</b>	<b>(69.12)</b>

The Company has carried out necessary adjustments to the deferred tax balances as at 31 March 2025 based on applicable tax laws.

**(b) Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:**

Particulars	(Rs. In Lakhs)	
	March 31, 2025	March 31, 2024
<b>(Loss)/Profit before tax .....</b>	<b>(291.62)</b>	<b>1,804.83</b>
Applicable Income tax rate .....	25.17%	25.17%
Expected Income tax expense.....	(73.40)	454.24
<b>Tax effect of adjustments to reconcile expected income tax expense to reported income tax expense:</b>		
Effect of permanent differences (CSR Contribution and Share Issue Expenses).....	35.46	0.53
Income tax pertaining to earlier years .....	103.56	–
Others.....	8.67	(120.95)
<b>Reported income tax expense .....</b>	<b>74.29</b>	<b>333.82</b>



## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

## 7. Inventories

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
Work in progress (representing cost of land and development expenditure including borrowing costs).....	35,506.49	15,859.03
Materials in stock .....	0.85	9.79
<b>Total Inventories</b> .....	<b>35,507.34</b>	<b>15,868.82</b>

7.1 Inventories are stated at the lower of cost and net realisable value.

7.2 The Cost of projects charged to Statement of Profit and Loss in respect of lands given on lease during the year is Rs. 990.50 Lakhs (Previous Year: Rs. 5,744.87 Lakhs).

## 8. Trade Receivables

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
Trade Receivables:		
Unsecured Considered Good .....	11.72	8.70
<b>Total Trade Receivables</b> .....	<b>11.72</b>	<b>8.70</b>

## 8a Ageing for trade receivables from the due date of payment for each of the category is as follows:

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Undisputed Trade Receivables - Considered good - unsecured</b>		
Not Due		
0 months - 6 months .....	11.72	8.70
6 months - 1 year .....	-	-
1-2 Years .....	-	-
2-3 years .....	-	-
More than 3 years .....	-	-
<b>Trade Receivables - Credit impaired</b>		
Not Due .....	-	-
0 months - 6 months .....	-	-
6 months - 1 year .....	-	-
1-2 Years .....	-	-
2-3 years .....	-	-
More than 3 years .....	-	-
<b>Total</b> .....	<b>11.72</b>	<b>8.70</b>

## 9 (A). Cash and bank balances

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Cash and cash equivalents</b>		
Balances with banks:		
- On current account .....	5.46	7.63
- Deposits with original maturity of less than three months...	-	475.00
<b>Total Cash and cash equivalents</b> .....	<b>5.46</b>	<b>482.63</b>

## 9 (B). Investments

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Investments carried at Fair Value through Profit &amp; Loss</b>		
Investments in Mutual Funds (Quoted) .....		
Kotak Savings Fund - Direct Plan - Growth - 7,33,741.315 Units of Rs. 40.91 each (PY:Nil) .....	-	300.17
Kotak Liquid Fund - Direct Plan Growth- CY (14,429.054 Units of Rs. 5239.3894 each) PY (44,336.616 Units of Rs. 4,879.037 each) .....	755.99	2,163.20
ICICI Prudential Liquid Fund - Direct Plan Growth- CY (201,677.913 Units of Rs. 383.8953 each) (PY:Nil) .....	774.24	-
<b>Total Quoted Investments</b> .....	<b>1,530.23</b>	<b>2,463.37</b>

## 10. Other current assets

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Advances to suppliers</b>		
Unsecured considered good .....	12.08	83.19
	12.08	83.19
<b>Others</b>		
Prepaid expenses .....	10.14	10.86
Balances with statutory / government authorities .....	715.79	-
Income tax balances .....	34.72	-
Other Receivables .....	18.43	1.51
	779.08	12.37
<b>Total Other current Assets</b> .....	<b>791.16</b>	<b>95.56</b>

## 11. Share capital

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Authorized shares</b>		
39,50,00,000 Ordinary Equity Shares of INR10 each .....	39,500.00	17,000.00
	39,500.00	17,000.00
<b>Issued, subscribed and fully paid-up shares</b>		
38,00,00,000 Ordinary Equity Shares of INR10 each .....	38,000.00	17,000.00
<b>Total issued, subscribed and fully paid-up share capital</b> .....	<b>38,000.00</b>	<b>17,000.00</b>

**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025****(i) Reconciliation of the shares outstanding at the beginning and at the end of the reporting period**

Particulars	(Rs. In Lakhs)		
	Opening Balance	Changes during the year	Closing Balance
<b><u>Equity Shares</u></b>			
<b>Year Ended March 31, 2024</b>			
No. of Shares.....	17,00,00,000	–	17,00,00,000
Amount.....	17,000	–	17,000
<b>Year Ended March 31, 2025</b>			
No. of Shares.....	17,00,00,000	21,00,00,000	38,00,00,000
Amount.....	17,000	21,000	38,000

**(ii) Details of shareholdings by the Promoter's of the Company**

Class of shares / Name of shareholder	As at 31st March, 2025		As at 31st March, 2024		% change during the period
	Number of shares held	% holding	Number of shares held	% holding	
Equity shares with voting rights					
Mahindra World City Developers Limited...	22,80,00,000	60.00%	10,20,00,000	60.00%	0.00%
Sumitomo Corporation.....	15,20,00,000	40.00%	6,80,00,000	40.00%	0.00%

**(a) Terms/ rights attached to equity shares**

The Company has only one class of Equity Shares having a par value of INR 10/- per share. Each holder of Equity Shares is entitled to one vote per share.

The dividends if any proposed by the Board of Directors are subject to the approval of the shareholders at the Annual General Meeting.

Repayment of capital will be in proportion to the number of equity shares held.

**(ii) Details of shareholders holding more than 5% shares in the company**

Name of the shareholder	As at 31 March, 2025		As at 31 March, 2024	
	No.	% holding in the class	No.	% holding in the class
<b>Equity shares with voting rights</b>				
Mahindra World City Developers Limited.....	22,80,00,000	60%	10,20,00,000	60%
Sumitomo Corporation, Japan	15,20,00,000	40%	6,80,00,000	40%

(The above Enterprises have joint control over the Company)

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

**12. Other Equity**

Particulars	(Rs. In Lakhs)		
	Securities Premium	Retained earnings	Total
<b>As at 1 April, 2023.....</b>	900.00	(529.04)	370.96
(Loss) for the year.....	–	1,471.01	1,471.01
<b>As at 31 March, 2024 .....</b>	900.00	941.97	1,841.97
Profit for the year .....	–	(365.91)	(365.91)
<b>As at 31 March, 2025 .....</b>	900.00	576.06	1,476.06

**Description of the nature and purpose of Other Equity:**

**Security premium :** Security premium represents the premium received on issue of shares over and above the face value of Equity Shares. Such amount is available for utilisation in accordance with the Provisions of the Companies Act, 2013.

**Retained earnings :** The portion of profits not distributed among the shareholders are termed as retained earnings. The Company may utilize the retained earnings for making investments for future growth and expansion plans, for the purpose of generating higher returns for the shareholders or for any other specific purpose, as approved by the Board of Directors of the Company.

**13. Non current borrowings****Details of Long term Borrowings of the Company:  
Term Loan from HDFC Bank Limited**

- The Company was sanctioned a term loan of Rs. 150 Crores in the FY-2017-18 which has been fully repaid in the previous financial year.
- The Term loan was secured by equitable Mortgage by deposit of title deeds of 229.115 acres of land at Origins, Gummidipoondi taluk. Lands Mortgaged of 229.115 acres has been discharged and the company has retrieved the title deeds from the custodian.
- There are no defaults in case of payment of interest or principal repayments in respect of the above borrowings.
- There have no charges or satisfaction pending to be registered with Register of Companies beyond the statutory period.
- The Company has not been declared as a wilful defaulter by any bank or financial institution or government or any government authority.
- Term loans availed by the Company were applied by the Company during the year for the purposes for which the loans were obtained."

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

## 14 A. Other Financial liabilities

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Non Current</b>		
Security advances from lessees .....	0.06	0.04
	<u>0.06</u>	<u>0.04</u>
<b>Current</b>		
Capital Creditors* .....	27.85	46.48
Accrued expenses .....	585.81	1,138.51
	<u>613.66</u>	<u>1,184.99</u>
<b>Total Other Financial Liabilities.....</b>	<b>613.72</b>	<b>1,185.03</b>

\* Capital creditors include payables to vendors registered under MSMED Act is Nil for the current year (Previous year INR 18.97 Lakhs) and majorly represents the retention money payable to the vendors.

## 14 B. Other Liabilities

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
Unearned Income* .....	143.83	108.92
Other Deposits .....	6.14	3.30
Advances received from customers .....	1.28	–
<b>Total Other Financial Liabilities.....</b>	<b>151.25</b>	<b>112.22</b>

\* Represents IND AS adjustment for security advances received from lessees.

## 15. Provisions

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Non Current</b>		
Provision for Gratuity .....	40.07	13.75
Provision for Compensated Absences .....	5.20	8.39
<b>Total Non Current Provisions .....</b>	<b>45.27</b>	<b>22.14</b>
<b>Current</b>		
Provision for Gratuity .....	5.55	2.42
Provision for Compensated Absences .....	5.85	2.66
<b>Total Current Provisions .....</b>	<b>11.40</b>	<b>5.08</b>

## 16. Trade Payables

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
Trade payable - Micro and small enterprises (Refer Note 30).....	8.69	121.91
Trade payable - Other than micro and small enterprises.....	343.55	975.04
	<u>352.24</u>	<u>1,096.95</u>

## 16 b Ageing for trade payable from the due date of payment for each of the category is as follows:

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Undisputed dues of micro enterprises and small enterprises</b>		
Not Due .....	8.69	121.91
Less than 1 year .....	–	–
1-2 Years .....	–	–
2-3 years .....	–	–
More than 3 years .....	–	–
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>		
Not Due .....	221.56	975.04
Less than 1 year .....	121.99	–
1-2 Years .....	–	–
2-3 years .....	–	–
More than 3 years .....	–	–
<b>Total .....</b>	<b>352.24</b>	<b>1,096.95</b>

## 17. Other Current Liabilities

Particulars	(Rs. In Lakhs)	
	As at 31 March, 2025	As at 31 March, 2024
Statutory dues payable .....	31.62	67.91
Provision for Income tax .....	–	6.41
<b>Total Other Current Liabilities .....</b>	<b>31.62</b>	<b>74.32</b>

## 18A. Revenue from Operations

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Land Lease Premium .....	1,557.83	9,045.10
Operations & Maintenance income .....	331.73	194.86
<b>Total Revenue from Operations .....</b>	<b>1,889.56</b>	<b>9,239.96</b>

## 18B. Other Income

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Interest on income tax refund .....	–	10.48
Track Rental .....	2.22	0.86
Misc. Income .....	22.04	8.41
Interest on Fixed Deposits .....	5.31	71.30
FV Gain on Mutual Fund .....	104.62	13.37
<b>Total Other Income .....</b>	<b>134.19</b>	<b>104.42</b>

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

## 19. Cost of Sales

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Opening Stock</b>		
Materials in stock .....	9.79	40.04
Work-in-progress* .....	15,859.03	18,678.57
<b>Total Opening Stock .....</b>	<b>15,868.82</b>	<b>18,718.61</b>
<b>Add: Expenses incurred during the year</b>		
Land & Construction Costs .....	20,629.02	2,895.08
Borrowing cost inventorised .....	—	—
<b>Total Expenses incurred during the year .....</b>	<b>20,629.02</b>	<b>2,895.08</b>
<b>Closing Stock</b>		
Materials in stock .....	0.85	9.79
Work-in-progress* .....	35,506.49	15,859.03
<b>Total Closing Stock .....</b>	<b>35,507.34</b>	<b>15,868.82</b>
<b>Total Cost of Sales .....</b>	<b>990.50</b>	<b>5,744.87</b>

\* Work-in-progress includes cost of land, development expenditure and borrowing costs inventorised.

## 20. Operation and Maintenance Expenses

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Repairs & Maintenance .....	45.82	31.58
Security .....	60.58	50.84
Electrical & Mechanical Maintenance .....	27.24	35.06
Housekeeping .....	33.21	29.36
Power & Fuel .....	35.48	35.78
Landscaping maintenance .....	20.01	13.58
Other Expenses .....	10.38	10.17
<b>Total Operation and Maintenance Expenses .....</b>	<b>232.72</b>	<b>206.37</b>

## 21. Employee Benefits Expense

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Salaries & Wages .....	547.22	503.66
Contribution to provident and other funds .....	13.49	11.56
Staff welfare expenses .....	11.28	22.01
<b>Total Employee Benefits Expense .....</b>	<b>571.99</b>	<b>537.23</b>

## 22. Finance Costs

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Interest on Term Loan .....	—	251.41
Interest on ICD .....	—	—
<b>Total Finance Cost* .....</b>	<b>—</b>	<b>251.41</b>

## Analysis of Interest Expenses by Category

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Interest Expenses</b>		
On Financial Liability at Amortised Cost .....	—	251.41

## 23. Other expenses

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Rent* .....	10.91	9.41
Legal and professional fees .....	34.26	88.75
Payment to auditor (Refer details below) .....	9.26	15.15
Commission .....	70.10	407.03
Foreign Exchange Loss .....	—	20.53
Advertisement, Marketing & Business Development .....	46.34	68.91
Travelling & Conveyance .....	19.66	26.65
Directors Sitting fees .....	2.00	0.80
Printing & Stationery .....	0.55	1.62
Rates & Taxes incl. ROC filing fees .....	152.19	1.23
Repairs & Maintenance .....	34.38	30.68
Communication and network expenses .....	17.48	18.53
Donations .....	0.00	—
Bank Charges .....	0.14	0.20
Miscellaneous Expenses .....	0.14	—
CSR Expenses (Refer Note 23A) .....	13.59	2.10
<b>Total Other expenses .....</b>	<b>411.00</b>	<b>691.59</b>

\* towards operating lease of premises occupied by the company, cancellable at the option of both the parties to the lease.

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Payment to auditor (excluding taxes)</b>		
Audit Fees .....	7.00	8.00
Limited Review .....	1.66	2.00
Group Reporting & Other Services .....	0.60	5.00
Out of Pocket Expenses .....	—	0.15
	<b>9.26</b>	<b>15.15</b>

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### 23A. Expense on Corporate Social Responsibility

(i) Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
	Per Share	Per Share
(a) Amount required to be spent by the Company during the year.....	13.59	2.10
(b) Amount of expenditure incurred .....	13.59	2.10
(c) (Excess) / Shortfall at the end of the year .....	–	–
(d) Total of previous years shortfall.....	–	–
(e) Reason for shortfall.....	–	–

#### Amount spent during the year on

Contribution to Nanhi Kali foundation.....	6.75	1.05
Supporting Educational infrastructure in a Anganwadi .....	6.58	0.85
Organizing District Level Cycle Race for Govt School Students .....	0.26	0.20
	13.59	2.10

#### (ii) Amount spent by the Company during the year on:

(Rs. In Lakhs)				
Particulars for the year ended 31 March 2024	Mode of Payment	Amount Paid	Yet to be paid	Total
i) Construction / Acquisition of any asset	Cheque / Electronic Fund Transfer	–	–	–
	Cash	–	–	–
ii) On purposes other than (i) above	Cheque / Electronic Fund Transfer	13.59	–	13.59
	Cash	–	–	–
<b>Total</b>		13.59	–	13.59

#### (iii) Nature of CSR activities

(Rs. In Lakhs)				
CSR Activities Classification for the year ended 31 March 2025	Sector in which the activity is covered in Schedule VII	Amount accrued as expense in current year	Amount Paid	Amount remaining unpaid
Empowering girl children with education	Schedule VII (iii)	6.75	6.75	–
Promoting education	Schedule VII (ii)	6.58	6.58	–
Training to promote nationally recognised sports	Schedule VII (vii)	0.26	0.26	–

### 24. Earnings per share (EPS)

Particulars	(Rs. In Lakhs)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
	Per Share	Per Share
<b>Basic/Diluted Earnings per share</b>		
From continuing operations (INR) per share.....	(0.16)	0.87
<b>Total basic/diluted earnings per share.....</b>	<b>(0.16)</b>	<b>0.87</b>

### Basic / Diluted earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic / diluted earnings per share are as follows:

Particulars	For the year ended 31 March, 2025	For the year ended 31 March, 2024
(Loss)/Profit for the year attributable to owners of the Company.....	(365.91)	1,471.01
Weighted average number of equity shares.....	22,25,00,000	17,00,00,000
<b>Earnings per share from continuing operations - Basic / Diluted.....</b>	<b>(0.16)</b>	<b>0.87</b>

### 25. Employee Benefits

#### a) Defined Contribution plans

The Company makes Provident fund contribution to defined contribution plans for the employees. Under the scheme, the company is required to contribute a specified percentage of the payroll cost to fund the benefits. The Company recognized INR 13,49,083 (Previous Year : INR 11,56,420) for Provident fund & Other funds contributions in the Statement of Profit and Loss. The contributions payable to these plans by the company are at rates specified in the rules of the scheme.

#### b) Defined Benefit Plans

The Company's obligation towards gratuity is defined benefit plan. The gratuity expense is included under 'Employee Benefit Expenses' in Note 21 Employee benefits expense. The details of actuarial valuation are given below:

	(Rs. In Lakhs)	
	Gratuity (Un-Funded)	
	2024-25	2023-24
<b>i. Net Asset/ (Liability) recognized in the balance sheet</b>		
Present Value of Defined Benefit Obligation .....	34.22	16.17
Fair Value of Plan assets.....	–	–
<b>Liability (Asset) recognised in the balance sheet</b>	<b>34.22</b>	<b>16.17</b>
<b>ii. Expense recognized in the Statement of Profit &amp; Loss</b>		
Past service cost.....	–	–
Current Service cost.....	2.75	2.04
Interest cost .....	1.16	0.89
Expected return on plan assets.....	–	–
Actuarial (gains) / Losses.....	6.64	1.03
<b>Total expenses .....</b>	<b>10.55</b>	<b>3.96</b>
<b>iii. Amounts recognized in other comprehensive income.....</b>	<b>–</b>	<b>–</b>
<b>iv. Change in present value of Defined Benefit obligation</b>		
Present Value of the obligation at the beginning of the year .....	16.17	12.21
Past service cost.....	–	–
Current Service cost .....	2.75	2.04
Interest Cost .....	1.16	0.89
Liability transferred in .....	11.10	–
Liability transferred out .....	(3.60)	–
Actuarial (Gains) /Losses .....	6.64	1.03
Benefits Paid.....	–	–
<b>Present value of the obligation as at the end of the year .....</b>	<b>34.22</b>	<b>16.17</b>

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

		(Rs. In Lakhs)		Maturity profile of defined benefit obligation:		
		Gratuity (Un-Funded)			2024-25	2023-24
		2024-25	2023-24			
v. Principal actuarial assumptions	Discount Rate .....	6.68%	7.18%	Year 1 .....	5.55	2.42
	Salary Growth Rate .....	10.00%	10.00%	Year 2 .....	4.99	2.09
	Attrition rate.....	21.21%	21.21%	Year 3 .....	5.20	1.92
				Year 4 .....	4.64	2.42
vi. Estimates of future salary increases considered in actuarial valuation take account of inflation, seniority, promotions, increments and other relevant factors such as supply and demand in the employment market.				Year 5 .....	4.00	2.18
				Next 5 Years .....	14.34	8.38

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

		Impact on defined benefit obligation		
		Change in Assumption	Increase in assumption	Decrease in assumption
Discount Rate **	Year			
	2025	1.00%	32.99	35.55
	2024	1.00%	15.56	16.83
Salary Growth Rate	2025	1.00%	35.50	33.01
	2024	1.00%	16.81	15.57

## c) Compensated Absences

The key assumptions used in the computation of provision for long term compensated absences as per the Actuarial Valuation are as given below:

Particulars	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Discount rate** .....	6.68%	7.18%
Salary Growth rate.....	10.00%	10.00%
Attrition rate.....	21.21%	21.21%

\*\* The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

## 26. Related party disclosures

## Names of related parties and related party relationship

Enterprises having joint control over the Company:	Mahindra World City Developers Limited Sumitomo Corporation, Japan	
Ultimate Holding Company	Mahindra & Mahindra Limited	
Holding Company	Mahindra Life space Developers Limited	
Fellow Subsidiary	Mahindra Integrated Business Solutions Private Limited	
Key managerial persons:	Chief Executive officer	Mr. R Vijay Karthik

## Related party transactions

(Previous year figures in brackets)

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

(Rs. In Lakhs)							
Nature of transactions with Related Parties	For the year ended	Mahindra World City Developers Limited	Sumitomo Corporation, Japan	Mahindra Life space Developers Limited	Mahindra Integrated Business Solutions Private Limited	Mahindra & Mahindra Limited	KMP
Purchase of Land	31-Mar-25	17,134.78	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	-
Purchase of Leasehold land	31-Mar-25	1,441.90	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	-



## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

(Rs. In Lakhs)							
Nature of transactions with Related Parties	For the year ended	Mahindra World City Developers Limited	Sumitomo Corporation, Japan	Mahindra Life space Developers Limited	Mahindra Integrated Business Solutions Private Limited	Mahindra & Mahindra Limited	KMP
Commission	31-Mar-25	70.10	-	-	-	-	-
	31-Mar-24	(482.60)	-	-	-	-	-
Professional services charged by the Company	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	-
Others Services received	31-Mar-25	-	-	21.84	0.88	25.47	-
	31-Mar-24	-	-	(22.17)	(0.98)	(33.01)	-
Reimbursement of Expenses-Taken	31-Mar-25	-	-	18.18	-	-	-
	31-Mar-24	-	-	-	-	-	-
Equity Share Capital Issued	31-Mar-25	12,600.00	8,400.00	-	-	-	-
	31-Mar-24	-	-	-	-	-	-

## Remuneration to Key managerial persons

- Business Head (Chief Executive Officer)	31-Mar-25	-	-	-	-	-	28.57
	31-Mar-24	-	-	-	-	-	-
- Director Sitting fees	31-Mar-25	-	-	-	-	-	2.00
	31-Mar-24	-	-	-	-	-	(0.80)

The following table provides the balances with related parties as on the relevant date:

Nature of Balances with Related Parties	Balance as on	Mahindra World City Developers Limited	Sumitomo Corporation, Japan	Mahindra Life space Developers Limited	Mahindra Integrated Business Solutions Private Limited	Mahindra & Mahindra Limited	KMP
Payable	31-Mar-25	-	-	-	0.13	-	-
	31-Mar-24	(201.38)	-	-	(0.14)	-	-
Receivable	31-Mar-25	-	-	18.18	-	-	-
	31-Mar-24	-	-	-	-	-	-

## 27. Fair Values

The following tables show the carrying amount and fair values of financial assets and financial liabilities by categories:

(Rs. In Lakhs)				
Particulars	Carrying Value		Fair value as at	
	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24
<b>Financial assets</b>				
Cash and Cash Equivalents .....	5.46	482.63	5.46	482.63
Investments .....	1,530.23	2,463.37	1,530.23	2,463.37
Other Financial Assets .....	108.48	44.57	108.48	44.57
Trade Receivables .....	11.72	8.70	11.72	8.70
<b>Total financial assets</b> .....	<b>1,655.89</b>	<b>2,999.27</b>	<b>1,655.89</b>	<b>2,999.27</b>
<b>Financial liabilities</b>				
Borrowings.....	-	-	-	-
Short Term Loans.....	-	-	-	-
Trade Payables .....	352.24	1,096.95	352.24	1,096.95
Other Financial Liabilities.....	613.72	1,185.03	613.72	1,185.03
<b>Total financial liabilities</b> .....	<b>965.96</b>	<b>2,281.98</b>	<b>965.96</b>	<b>2,281.98</b>

The management assessed that the fair value of cash and cash equivalents, investments, trade receivables, other financial assets and trade payables approximate their carrying amounts largely due to the short-term maturities of these instruments.

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### 28. Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 2, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

#### Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the significant effect on the amounts recognised in the financial statements:

#### Estimates

##### Taxes

The Company has carried out necessary adjustments to the deferred tax balances as at 31 March 2024 based on applicable tax laws. Significant judgments are involved in determining the provision for

income taxes, including amount expected to be paid/recovered for uncertain tax positions. The provision for taxation for the current year has been determined by the Management based on the tax position to be considered for tax filing and its assessment of the probability of acceptance of the same by the taxation authorities.

#### Estimation of net realisable value for inventories

Inventories are stated at the lower of cost and net realisable value. Net realisable value of inventories under development is assessed with reference to the market prices at the reporting date less estimated costs to complete the development and less an estimate of the time value of money to the date of completion if material. The market prices bear reference to the recent selling prices. The costs to complete the development are estimated by management.

#### Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

### 29. Ratios

(Rs. In lakhs)

Particulars	Numerator	Denominator	For the year ended 31st March, 2025	For the year ended 31st March, 2024	% Variance	Reason for material variance
a) Current Ratio	Current Assets	Current Liabilities	37.51	8.01	368.19%	Increase in the Current Ratio is due to increase in assets. Current assets has increased due to inventory because of purchase of Phase-2A Lands.
b) Debt Equity Ratio	Debt	Equity	–	–	–	Not applicable as the Company does not have any debt.
c) Debt Service Coverage Ratio (DSCR)	Earnings Available for debt service	Debt Serviced	NA	0.24	NA	Not applicable as the Company does not have any Interest.
d) Return of Equity	Profit/(Loss) After Tax	Average Equity	(1.25%)	8.12%	(115.45%)	Loss during the Current year as compared to Profit during the Previous year
e) Inventory Turnover ratio	Cost of Sales	Average Inventory	0.04	0.33	(88.39%)	Decrease in Operating Revenue leading to decrease in cost of sales as compared to previous year.
f) Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables	185.06	1.81	10,115.49%	Decrease in Operating Revenue & Decrease in Trade receivables as compared to previous year.
g) Trade Payable turnover ratio	Purchases	Average Trade payable	30.15	3.46	772.33%	Increase in Project development expenses as compared to previous year
h) Net capital turnover ratio	Revenue from Operations	Average Working Capital	1949.51%	179.20%	987.91%	Decrease in Operating Revenue & increase in Working Capital as compared to previous year.
i) Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	(19.36%)	15.92%	(221.64%)	Loss during the Current year as compared to Profit during the Previous year
j) Return on Capital employed	Earning before interest & taxes	Capital employed	(0.74%)	10.91%	(106.77%)	Loss during the Current year as compared to Profit during the Previous year
k) Return on investment						Not applicable as the Company does not have any investments.

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### 30. Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

There are no overdue amounts payable to Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006, as at the reporting date or anytime during the year and hence no interest has been paid or payable accordingly no additional disclosures have been made.

Particulars	As at 31 March, 2025	As at 31 March, 2024
Dues remaining unpaid		
Principal	8.69	121.91
Interest	—	—
Interest paid in terms of Section 16 of the MSMED Act along with the amount of payment made to the supplier beyond the appointed day during the year		
Principal paid beyond the appointed date	—	—
Interest paid in terms of Section 16 of the MSMED Act	—	—
Amount of interest due and payable for the period of delay on payments made beyond the appointed day during the year	—	—
Further interest due and payable even in the succeeding years, until such date when the interest due as above are actually paid to the small enterprises	—	—
Amount of interest accrued and remaining unpaid	—	—

### 31. Capital management

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

The Company's objective when managing capital are to :

- Safeguard their ability to continue as a going concern, so that they can continue to provide return for shareholders and benefits for other stakeholders and
- Maintain an optimal capital structure to reduce the weighted cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend paid to shareholders, return capital to shareholders, issue new shares, or sell non-core assets to reduce the debt.

The company is not subject to any externally imposed capital requirements.

Debt-to-equity ratio as of 31 March, 2025 and 31 March, 2024 is as follows:

	(Rs. In Lakhs)	
	31-Mar-2025	31-Mar-2024
Debt (A) .....	—	—
Equity (B) .....	39,476.06	18,841.97
Debt Equity Ratio (A/B) .....	—	—

### Categories of financial assets and financial liabilities

(Rs. In Lakhs)

	As at 31 <sup>st</sup> March, 2025			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-Current Assets</b>				
Other financial assets ....	28.28	—	—	28.28
<b>Current Assets</b>				
Trade Receivables .....	11.72	—	—	11.72
Investments .....	1,530.23			1,530.23
Cash and Cash equivalents .....	5.46	—	—	5.46
Other financial assets ....	0.20	—	—	0.20
	<u>1,575.89</u>	<u>—</u>	<u>—</u>	<u>1,575.89</u>
<b>Non-current Liabilities</b>				
Borrowings .....	—	—	—	—
Other financial liabilities .	0.06	—	—	0.06
<b>Current Liabilities</b>				
Trade Payables .....	352.24	—	—	352.24
Other financial liabilities .	613.66	—	—	613.66
	<u>965.96</u>	<u>—</u>	<u>—</u>	<u>965.96</u>

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

	(Rs. In Lakhs)		
	As at 31 <sup>st</sup> March, 2024		
	Amortised Costs	FVTPL	FVOCI
			Total
Other financial assets ....	44.57	-	-
<b>Current Assets</b>			-
Trade Receivables .....	8.70	-	-
Investments .....	2,463.37		2,463.37
Cash and Cash equivalents .....	482.63	-	-
Other financial assets ....	-	-	-
	2,999.27	-	-
<b>Non-current Liabilities</b>			
Borrowings	-	-	-
Other financial liabilities	0.04	-	-
<b>Current Liabilities</b>			
Trade Payables	1,096.95	-	-
Other financial liabilities	1,184.99	-	-
	2,281.98	-	-

**32. Financial Risk Management Framework**

The Company's principal financial liabilities comprises of borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include cash and cash equivalents that are directly derived out of equity.

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk . In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

**CREDIT RISK**

Credit risk arises when a counterparty defaults on its contractual obligations to pay, resulting in financial loss to the Company.

**Credit risk related to financial instruments**

Credit risk from balances with banks and financial institutions is managed in accordance with the Company's policy. The Company has not created any Investments of surplus funds in any other instruments as of date and hence the company is not exposed to any credit risk in this respect.

**LIQUIDITY RISK****(i) Liquidity risk management**

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term, medium-term and long-term funding and

liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

**(ii) Maturities of financial liabilities**

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Company may be required to pay.

	(Rs. In Lakhs)			
Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above
<b>Non-derivative financial liabilities</b>				
<b>31-Mar-25</b>				
Trade and other payables.....	352.24	-	-	-
Variable interest rate instruments.....	-	-	-	-
<b>Total .....</b>	<b>352.24</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>31-Mar-24</b>				
Trade and other payables .....	1,096.95	-	-	-
Variable interest rate instruments.....	-	-	-	-
<b>Total .....</b>	<b>1,096.95</b>	<b>-</b>	<b>-</b>	<b>-</b>

**MARKET RISK**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

**Currency Risk**

The Company undertakes transactions denominated in foreign currencies only for Marketing commission payments to the Joint Venturer Sumitomo Corporation, Japan.

## NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### Currency Risk Sensitivity

The following sensitivity analysis shows the effects on profit before tax of 1% increase/decrease in exchange rates versus closing exchange rates:

Particulars	Increase / decrease in basis points	(Rs. In lakhs) Effect on financial statements (Increase)/Decrease
<b>31-Mar-25</b>		
INR	+100	–
INR	-100	–
<b>31-Mar-24</b>		
INR	+100	–
INR	-100	–

### Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

### Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	Increase/ decrease in basis points	(Rs. In Lakhs) Effect on financial statements* (Increase)/ Decrease
<b>31-Mar-25</b>		
INR .....	+50	–
INR .....	-50	–
<b>31-Mar-24</b>		
INR .....	+50	–
INR .....	-50	–

### 33. Contingent liabilities and Capital Commitments

Particulars	(Rs. In Lakhs)	
	As at 31 Mar, 2025	As at 31 Mar, 2024
<b>Bank Guarantee</b>		
Bank Guarantee issued to The Tamil Nadu Water Supply and Drainage Board .....	797.00	–
<b>Other Commitment</b>		
Commitment for remittance of balance 60% of Project Cost to The Tamil Nadu Water Supply and Drainage Board on Milestone basis .....	494.00	–
<b>Total Contingent liabilities and Capital Commitments.....</b>	<b>1,291.00</b>	<b>–</b>

### 34. Segment information

Based on the internal reporting provided to the Chief Operating Decision Maker (CODM), business of acquiring, development and maintenance of industrial parks is the only reportable segment of the Company. Accordingly, the amounts appearing in these financial statements relate to this operating segment. Further the company does not have any separate geographic segment other than India.

### 35. Additional Regulatory Information

#### 1) Details of benami property held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### 2) Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### 3) Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

#### 4) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) 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 (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

#### 5) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### 6) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### 7) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

**8) Whistle Blower-**

During the year ended March 31, 2025 and till the date of adoption of financial statements by board of directors, the Company did not received any whistle blower complaints.

**36. Recent Indian Accounting Standards (Ind AS)**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

**37. Other Notes**

- i. The Company does not have any pending litigations which will impact its financial position as at March 31, 2025

- ii. The Company did not have material foreseeable losses in respect of long-term contracts and the Company did not have any derivative contracts.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. The Company has not made any donations to Political parties during the year

**38. Events after the Reporting period**

No material events have occurred after the Balance sheet date and up to the approval of Financial statements.

**39. Regrouping and Reclassification**

Previous period / year figures have been regrouped / reclassified where found necessary, to conform to current period / year classification.

**40. Approval of financial statements**

The financial statements were approved for issue by the Board of directors in their meeting held on April 17, 2025.

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In terms of our report attached  
**For Deloitte Haskins & Sells LLP**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place: Chennai  
Date: 17<sup>th</sup> April, 2025

For and on behalf of the board of directors of  
**Mahindra Industrial Park Chennai Limited**

**Parveen Prakash Mahtani**  
Director  
DIN:05189797

**Vijay Karthik R**  
Chief Executive Officer  
Place: Chennai  
Date: 17<sup>th</sup> April, 2025

**Amit Kumar Sinha**  
Director  
DIN:09127387

**Pulipati Bhaskar**  
Chief Financial Officer

**Aman Desai**  
Company Secretary  
ACS 47990



## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF MAHINDRA INDUSTRIAL PARK PRIVATE LIMITED

#### Report on the audit of the Financial Statements

##### Opinion

We have audited the accompanying Ind AS Financial Statements of Mahindra Industrial Park Private Limited ("the Company"), which comprise the Balance sheet as at March 31, 2025, the Statement of Profit and Loss, including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information. (herein after referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("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 March 31, 2025, its Profit and total comprehensive Income, its changes in equity and its cash flows for the year ended on that date.

##### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing (SAs), as 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Director's report and the related annexures but does not include the Financial Statements and our Auditors' report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

##### Auditors' 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

## **REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of

India in terms of sub-section (11) of section 143 of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in "Annexure B" 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;
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
  - f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements;
  - g) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and hence provisions of Section 197 of the Companies Act, 2013 are not applicable.
  - h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of the Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company has disclosed the impact of pending litigations on its financial position in its Financial Statements. (Refer Note 29 to the Financial Statements)
    - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

(iii) There were no amounts which were required to the Investor Education and Protection Fund by the Company.

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

(b) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been received by the company or any of such subsidiaries from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company or any of such subsidiaries 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 Parties ("Ultimate Beneficiaries") or provided any guarantee, security or the like on behalf of the Ultimate beneficiaries; and

(c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice or other auditors that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

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

(vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with.

**For B. K. Khare & Co.**  
**Chartered Accountants**  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No.: 215782  
UDIN: 25215782BMISBI5866

Place: Chennai  
Date: 22<sup>nd</sup> April 2025

## **ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT**

### **REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 (“THE ACT”)**

We have audited the internal financial controls over financial reporting of **Mahindra Industrial Park Private Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

### **MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS**

The Company’s Management 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. 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 the Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### **AUDITOR’S RESPONSIBILITY**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting with reference to these financial statements 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of

internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

### **MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE FINANCIAL STATEMENTS**

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

### **INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE FINANCIAL STATEMENTS**

Because of the inherent limitations of internal financial controls over financial reporting with reference to these financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting with reference to these financial statements to future periods are subject to the risk that the

internal financial control over financial reporting with reference to these financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**OPINION**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these financial statements and such internal financial controls system over financial reporting with reference to these financial statements were operating effectively as at March 31, 2025, 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.

**For B. K. Khare & Co.**  
**Chartered Accountants**  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No.: 215782  
UDIN: 25215782BMISBI5866

Place: Chennai  
Date: 22<sup>nd</sup> April 2025



## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

- i. (a) (A) According to the information and explanations given to us, the Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment properties.
- (a) (B) The Company does not have any intangible assets. Hence, reporting under Clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) The Company has a regular programme of physical verification of its property, plant and equipment by which the property, plant and equipment are verified by the management according to a phased programme designed to cover all the items over a period of 2 years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its property, plant and equipment. In accordance with the programme, the Company has physically verified certain property, plant and equipment during the year and no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us, the title deeds of immovable properties are held in the name of the Company.
- (d) According to the information and explanations given to us, the Company has not revalued any of its Property, Plant and Equipment (including Right of Use assets) during the year.
- (e) Based on the audit procedures performed by us and according to the information, explanations and representations given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii. (a) According to the information and explanations given to us, the inventory comprising of raw materials, work-in-progress, finished goods, traded goods, packing materials and stores and spare parts (retain only those as applicable) has been physically verified at reasonable intervals by the management during the year. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate for each class of inventory were noticed on such verification between the physical inventory and the book records.
- b) According to the information and explanations given to us, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from HDFC Bank Limited on the basis of security of the current assets during the year. The Cashflow statements filed by the Company with HDFC Bank Limited on a quarterly basis are in agreement with the unaudited books of account as certified by the management.
- iii. According to the information and explanations given to us, the Company has not made investments or provide any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.
- iv. According to the information and explanations given to us, the Company has not granted any loans or made any investments or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Accordingly, the reporting under Clause 3(iv) of the Order is not applicable to the Company.
- v. According to the information and explanations given to us, the Company has not accepted deposits under the provisions Sections 73 to 76, or any other relevant provisions of the Act and the rules framed there under, where applicable. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.
- vi. The Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the Company. Accordingly, the reporting under Clause 3(vi) of the Order is not applicable to the Company.
- vii. (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, the amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Provident Fund, Employees’ State Insurance, Income-tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. The amounts deducted / accrued in the books of account in respect of undisputed statutory dues of Income-tax have generally been regularly deposited during the year by the Company with the appropriate authorities, though there have been slight delays in a few cases. According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no undisputed statutory dues payable in respect of Sales tax, Service tax, Duty of Customs, Duty of Excise and Value Added Tax.

According to the information and explanations given to us and on the basis of our examination of records



of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.

viii. According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.

ix. a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or any other lender till the date of our audit report.

c) According to the information and explanations given to us, the company has raised any money by way of term loans during the year. Hence, reporting under Clause 3(ix)(c) of the Order is applicable to the Company.

d) According to the information and explanations given to us and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have not been utilized for long- term purposes as at the Balance Sheet date.

e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f) According to the information and explanations given to us and based on the audit procedures performed by us, we report that the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.

x. a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.

xi. a) During the course of our examination of books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.

b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.

c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.

xiii. In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the Financial Statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures, specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the reporting under Clause 3(xiii) of the Order is not applicable to the Company.

xiv. a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Act.

b) The Company did not have an internal audit system for the period under audit.

xv. According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or directors of its holding company, Associate, Joint venture or persons connected with them

during the year and hence provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under (xv) of the Order is not applicable to the Company.

- xvi. a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause (xvi) of the Order is not applicable to the Company.
- b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.
- c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) and 3(xvi)(d) of the Order is not applicable to the Company.
- d) Based on the information and explanations given to us and the audit procedures performed by us, we report that the Group has 4 Core Investment Companies.
- xvii. In our opinion and according to the information and explanations given to us, the Company has incurred cash losses of Rs. 1619.02 lakhs during the current financial year and Rs. 459.94 lakhs in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the

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

- xx. (a) According to the information and explanations given to us, in respect of other than ongoing projects, the Company has no unspent amount that needs to be transferred to a Fund specified in Schedule VII to the Act in compliance with second proviso to sub-section (5) of Section 135 of the Act.
- (b) According to the information and explanations given to us, in respect of ongoing projects, the Company has no unspent amount which needs to be transferred to a special account in compliance with sub-section (6) of Section 135 of the Act.

**For B. K. Khare & Co.**  
**Chartered Accountants**  
(Firm's Registration Number 105102W)

**Karthik Srinivasan**  
Partner  
Membership No.: 215782  
UDIN: 25215782BMISBI5866

Place: Chennai  
Date: 22<sup>nd</sup> April 2025

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025

Particulars	Note No.	(Amount in Lakhs)	
		As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
(a) Property, Plant and Equipment .....	4	2.34	3.76
(b) Deferred Tax Assets (Net) .....	5	91.05	91.05
(c) Other Non Current Assets .....	6	12.93	13.37
<b>SUB-TOTAL .....</b>		<b>106.32</b>	108.18
<b>CURRENT ASSETS</b>			
(a) Inventories .....	8	23,845.38	23,775.91
(b) Financial Assets .....			
(i) Cash and Cash Equivalents .....	9a	34.09	25.43
(ii) Bank balances other than (i) above .....	9b	113.00	—
(iii) Loans to Related Party .....	9c	—	—
(iv) Other Financial Assets .....	9d	—	—
(c) Other Current Assets .....	10	196.35	260.62
<b>SUB-TOTAL .....</b>		<b>24,188.82</b>	24,061.96
<b>TOTAL ASSETS .....</b>		<b>24,295.14</b>	24,170.14
<b>II EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity Share Capital .....	11	5.00	5.00
(b) Other Equity .....	12	(2,360.35)	(739.91)
<b>SUB-TOTAL .....</b>		<b>(2,355.35)</b>	(734.91)
<b>NON CURRENT LIABILITIES</b>			
(a) Financial Liabilities			
(i) Borrowings .....	13	15,837.28	15,407.63
<b>SUB-TOTAL .....</b>		<b>15,837.28</b>	15,407.63
<b>CURRENT LIABILITIES</b>			
(a) Financial Liabilities			
(i) Borrowings .....	13	2,072.35	2,104.10
(ii) Trade Payables .....	14		
(a) Total outstanding dues of micro enterprises and small enterprises .....		—	—
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises .....		26.18	15.80
(iii) Other Financial Liabilities .....	15	8,710.10	7,372.83
(b) Other Current Liabilities .....	16	4.58	4.69
<b>SUB-TOTAL .....</b>		<b>10,813.21</b>	9,497.42
<b>TOTAL EQUITY AND LIABILITIES .....</b>		<b>24,295.14</b>	24,170.14
<b>Material Accounting Policies .....</b>	2		

The accompanying notes 1 to 28 are an integral part of the Financial Statements

**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place : Chennai  
Date: 22<sup>nd</sup> April 2025

For and on behalf of the Board of Directors of  
**Mahindra Industrial Park Private Limited**

**Avinash Bapat**  
Director  
DIN-09179587

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

**Sriram Kumar**  
Director  
DIN-07986708

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

(Amount in Lakhs)			
Particulars	Note No.	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
I Revenue from operations .....		—	—
II Other Income .....	17	6.22	111.89
III Total Revenue (I + II).....		6.22	111.89
IV EXPENSES			
(a) Employee benefit expense .....	18	5.70	5.53
(b) Finance costs.....	19	1,598.13	440.96
(c) Depreciation and amortisation expense .....	4	1.42	2.68
(c) Other expenses .....	20	21.41	125.34
Total Expenses (IV) .....		1,626.66	574.51
V Profit/(Loss) before tax (III - IV).....		(1,620.44)	(462.62)
VI Tax Expense			
Current tax .....		—	—
Deferred tax .....		—	—
Total tax expense .....		—	—
VII Profit/(Loss) for the year after tax (V - VI) .....		(1,620.44)	(462.62)
VIII Earnings per share			
(1) Basic/Diluted Earnings per share of Rs. 10/- each (Rs.)..	21	(3,240.88)	(925.24)
Material Accounting Policies .....	2		

The accompanying notes 1 to 28 are an integral part of the Financial Statements

**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.105102W

For and on behalf of the Board of Directors of  
**Mahindra Industrial Park Private Limited**

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

**Avinash Bapat**  
Director  
DIN-09179587

**Sriram Kumar**  
Director  
DIN-07986708

Place : Chennai  
Date: 22<sup>nd</sup> April 2025

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

Particulars	(Amount in Lakhs)	
	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Profit/(Loss) before tax for the year .....	(1,620.44)	(462.62)
Adjustments for:		—
Finance costs .....	1,598.13	440.96
Interest income .....	(6.22)	(111.89)
Net loss arising on financial assets measured at FVTPL .....	2.00	6.00
Depreciation and amortisation expense .....	1.42	2.68
<b>Operating Profit/(Loss) before working capital changes .....</b>	<b>(25.11)</b>	<b>(124.87)</b>
Movements in working capital:		
(Increase) in inventories .....	(69.47)	(1,412.99)
(Increase) in other assets .....	64.27	26.28
(Decrease) in trade and other payables .....	10.38	(50.82)
Increase/(Decrease) in other deposits .....	0.44	25.83
(Decrease) in other liabilities .....	(0.11)	(1.63)
<b>Cash generated/(used) from operations .....</b>	<b>5.51</b>	<b>(1,413.33)</b>
<b>Cash used in Operating activities .....</b>	<b>(19.60)</b>	<b>(1,538.20)</b>
Income taxes (paid)/refunded, net .....	3.29	—
<b>Net Cash used in Operating activities .....</b>	<b>(16.31)</b>	<b>(1,538.20)</b>
<b>Cash flows from investing activities</b>		
Interest received on Inter-corporate Deposit .....	—	73.52
Proceeds from redemption of Investments in OCRD from KTL .....	—	1,430.77
Proceeds on Loan recovered from MBDL .....	—	1,755.00
Net movement in bank deposits .....	2.93	1.12
<b>Net cash generated from investing activities .....</b>	<b>2.93</b>	<b>3,260.41</b>
<b>Cash flows from financing activities</b>		
Repayment of short term borrowings .....	(31.75)	(1,017.79)
Availment of Long term borrowings .....	429.65	(931.22)
Interest on long term and short term borrowings .....	(260.86)	233.37
Net movement in OCRD borrowings .....	(2.00)	(6.00)
<b>Net cash generated from financing activities .....</b>	<b>135.04</b>	<b>(1,721.64)</b>
<b>Net increase in cash and cash equivalents .....</b>	<b>121.66</b>	<b>0.57</b>
Cash and cash equivalents at the beginning of the year .....	25.43	24.86
<b>Cash and cash equivalents at the end of the year .....</b>	<b>147.09</b>	<b>25.43</b>

Material Accounting Policies Refer Note 2

The accompanying notes 1 to 28 are an integral part of the Financial Statements

**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place : Chennai  
Date: 22<sup>nd</sup> April 2025

For and on behalf of the Board of Directors of  
**Mahindra Industrial Park Private Limited**

**Avinash Bapat**  
Director  
DIN-09179587

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

**Sriram Kumar**  
Director  
DIN-07986708

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

	(Amount in Lakhs)
<b>A. Equity share capital</b>	
As at 31 <sup>st</sup> March, 2023 .....	5.00
Changes in equity share capital during the year .....	—
<b>As at 31<sup>st</sup> March, 2024</b> .....	<b>5.00</b>
Changes in equity share capital during the year .....	—
<b>As at 31<sup>st</sup> March, 2025</b> .....	<b>5.00</b>
<b>a. Equity share capital</b>	<b>Equity share capital (no. of shares)</b>
Balance at April 1, 2023 .....	50,000
Changes in equity share capital during the year .....	—
<b>Closing Balance at March 31, 2024</b> .....	<b>50,000</b>
Balance at April 1, 2024 .....	50,000
Changes in equity share capital during the year .....	—
<b>Balance at March 31, 2025</b> .....	<b>50,000</b>
<b>B. Other Equity</b>	<b>Retained earnings (Amount in Lakhs)</b>
Balance as 31 March, 2023 (A) .....	(277.29)
Profit/(Loss) for the year (B) .....	(462.62)
<b>Balance as at 31 March, 2024 (C) = [(A)+(B)]</b> .....	<b>(739.91)</b>
Profit/(Loss) for the period (D) .....	(1,620.44)
Other comprehensive income (E) .....	—
Total comprehensive income (F) = [(D)+(E)] .....	(1,620.44)
<b>Balance as at 31<sup>st</sup> March, 2025 (G) = [(C)+(F)]</b> .....	<b>(2,360.35)</b>

Material Accounting Policies Refer Note 2

The accompanying notes 1 to 28 are an integral part of the Financial Statements

**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.105102W

For and on behalf of the Board of Directors of  
**Mahindra Industrial Park Private Limited**

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

**Avinash Bapat**  
Director  
DIN-09179587

**Sriram Kumar**  
Director  
DIN-07986708

Place : Chennai  
Date: 22<sup>nd</sup> April 2025

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025



## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### 1. Corporate information

Mahindra Industrial Park Private Limited ("the Company") is a private limited company incorporated in India on 29th March 2013 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, P. K. Kurne Chowk, Worli, Mumbai – 400 018.

The Company is in the business of establishing, acquiring, developing and maintaining Industrial Parks, Technology Parks, Bio-tech Parks, Software Parks, Special Economic zones, Export Processing Zones, Industrial Areas, Industrial estates, Integrated Townships, Residential and/or Commercial Complexes, Housing Facility in India and outside India.

The Company is a joint venture of Mahindra Lifespace Developers Limited and International Finance Corporation (IFC).

### 2. Material Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016. For all periods upto and including the financial year ended 31st March 2025

All assets and liabilities are classified as current if it is expected to realize or settle within 12 months after the Balance Sheet date.

The financial statements are presented in Indian Rupees (Rs.) which is also the Company's functional currency.

The financial statements were approved by the Board of Directors and authorized for issue on 22nd April 2025

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets upto the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed of, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

Depreciation on assets (other than impaired assets) is calculated on straight line method at the rate of 11.31% p.a. which is based on useful life of about 9 years determined on the basis of technical evaluation by the Management of the Company and is different from the useful life of 15 years indicated in part C of schedule II to the Companies Act, 2013.

#### 2.3 Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement profit and loss.

#### 2.4 Inventories

Inventories are stated at the lower of cost and net realizable value, whichever is lower. Cost is arrived at on first-in-first-out basis and includes overheads on absorption basis, where appropriate.

#### Financial assets and Liabilities

#### 2.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

#### 2.6 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognized on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

##### 2.6.1 Impairment of financial assets

The Company applies the expected credit loss model for recognizing impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

##### 2.6.2 Derecognition of financial assets

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

#### 2.7 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### 2.7.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.7.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

#### 2.7.1.2 Derecognition of financial liabilities

The Company derecognizes financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognised in the statement of profit and loss.

### 2.8 Revenue recognition

Revenue on account of sale of services is recognised under the completed service contract method to the extent it is probable that the economic benefit will flow to the Company and the revenue can be reliably measured.

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

Dividend income is recognised in the statement of profit and loss when the right to receive payment is established.

Interest Income is accounted for on time proportion basis.

### 2.9 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 2.9.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

#### 2.9.2 Deferred tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

#### 2.9.4 Minimum Alternate Tax (MAT):

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

### 2.10 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### 2.11 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/(loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

## 3. Use of estimates and judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### Note No. 4 - Property, Plant and Equipment

Description of Assets	Office Equipment	Furniture and Fixtures	Computer	Total
<b>I. Gross Carrying Amount</b>				
Balance as at 1st April, 2024	8.85	1.82	8.90	19.57
Additions during the year				
Deductions/Adjustments during the year	—	—	—	—
<b>Balance as at 31st March, 2025</b>	<b>8.85</b>	<b>1.82</b>	<b>8.90</b>	<b>19.57</b>
<b>II. Accumulated depreciation and impairment</b>				
Balance as at 1st April, 2024	8.27	0.97	6.57	15.81
Depreciation expense for the year	0.03	0.17	1.22	1.42
Deductions/Adjustments during the year	—	—	—	—
<b>Balance as at 31st March, 2025</b>	<b>8.30</b>	<b>1.14</b>	<b>7.79</b>	<b>17.23</b>
<b>III. Net carrying amount (I-II)</b>	<b>0.55</b>	<b>0.68</b>	<b>1.11</b>	<b>2.34</b>

Description of Assets	Office Equipment	Furniture and Fixtures	Computer	Total
<b>I. Gross Carrying Amount</b>				
Balance as at 1st April, 2023	8.85	1.82	8.90	19.57
Additions during the year	—	—	—	—
Deductions/Adjustments during the year	—	—	—	—
<b>Balance as at 31st March, 2024</b>	<b>8.85</b>	<b>1.82</b>	<b>8.90</b>	<b>19.57</b>
<b>II. Accumulated depreciation and impairment</b>				
Balance as at 1st April, 2023	7.56	0.80	4.77	13.13
Depreciation expense for the year	0.71	0.17	1.80	2.68
Deductions/Adjustments during the year	—	—	—	—
<b>Balance as at 31st March, 2024</b>	<b>8.27</b>	<b>0.97</b>	<b>6.57</b>	<b>15.81</b>
<b>III. Net carrying amount (I-II)</b>	<b>0.58</b>	<b>0.85</b>	<b>2.33</b>	<b>3.76</b>

### Note No. 5 - Deferred Tax Assets

(Amount in Lakhs)

Particulars	For the Year ended 31 <sup>st</sup> March, 2025				Closing Balance
	Opening Balance	Recognised in Profit or Loss	Recognised in OCI	Earlier year Adjustments	
Tax effect of items constituting deferred tax assets					
Business loss/(Gain)	91.05	—	—	—	91.05
Unabsorbed depreciation loss	—	—	—	—	—
<b>Total Deferred Tax Asset</b>	<b>91.05</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>91.05</b>
<b>Net Deferred Tax Asset</b>	<b>91.05</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>91.05</b>

(Amount in Lakhs)

Particulars	For the Year ended 31 <sup>st</sup> March, 2024				Closing Balance
	Opening Balance	Recognised in Profit or Loss	Recognised in OCI	Earlier year Adjustments	
Tax effect of items constituting deferred tax assets					
Business loss/(Gain)	91.05	—	—	—	91.05
Unabsorbed depreciation loss	—	—	—	—	—
<b>Total Deferred Tax Asset</b>	<b>91.05</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>91.05</b>
<b>Net Deferred Tax Asset</b>	<b>91.05</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>91.05</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### Note No. 6 - Other Non Current Assets

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(i) Security Deposits	12.93	13.37
<b>Total</b>	<b>12.93</b>	<b>13.37</b>

### Note No. 7 - Investments

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>A. Fair Value</b>		
<b>Unquoted Investments</b>		
Investment in OCRD's of its fellow subsidiary		
Knowledge Township Limited	-	-
771 Optionally convertible redeemable debentures @ Rs. 1,00,000/- each		
<b>Total</b>	<b>-</b>	<b>-</b>

### Note No. 8 - Inventories

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) Work in Progress		
(Representing cost of land and related expenditure)	23,845.38	23,775.91
<b>Total Inventories</b>	<b>23,845.38</b>	<b>23,775.91</b>
(i) Of the above, finance cost of Rs. 0.00 lakhs (PY Rs. 1,357.56 lakhs), Project Spend of Rs. 12.92 lakhs (PY 1.15 lakhs) and site overheads of Rs. 56.56 lakhs (PY Rs. 54.28 lakhs) has been inventorised.		
(ii) The carrying amount of inventories pledged as security for liabilities - Refer Note 13 for Secured non current borrowings.		
(iv) Mode of Valuation of inventories is Cost or Net Realisable Value whichever is lower.		

### Note No. 9 - Financial Assets

#### (a) Cash and cash equivalents

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(i) Balances with banks	34.09	25.43
(ii) Fixed Deposit	-	-
<b>Total Cash and cash equivalents</b>	<b>34.09</b>	<b>25.43</b>

#### (b) Bank balances other than Cash and Cash equivalents

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(i) Deposit with original maturity of more than Three Months	113.00	-
<b>Total other bank balances</b>	<b>113.00</b>	<b>-</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### (c) Loans to Related Parties

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Inter-Corporate Deposit given</b>		
(i) Loans given to Mahindra Bloomdale Developers Limited (Refer Note 22)	—	—
<b>Total Loans to Related Parties</b>	—	—

### (d) Other Financial Assets

Particulars	(Amount in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Accrued Interest Income from ICD</b>		
(i) Other Financial Assets	—	—
<b>Total Other Financial Assets</b>	—	—

### Note No. 10 - Other assets

Particulars	(Amount in Lakhs)			
	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
(a) <b>Advances other than capital advances</b>				
(i) Balances with government authorities (other than income taxes)	169.12	—	169.12	—
(ii) Other advances	0.47	—	0.47	—
(iii) Income Tax Assets	26.76	—	91.03	—
<b>Total</b>	196.35	—	260.62	—

### Note No. 11 - Equity Share Capital

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No. of shares	(Amount in Lakhs)	No. of shares	(Amount in Lakhs)
<b>Authorised:</b>				
Equity shares of Rs.10 each with voting rights	100,000	10.00	100,000	10.00
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of Rs.10 each with voting rights	50,000	5.00	50,000	5.00
<b>Total</b>	50,000	5.00	50,000	5.00

### Note No. 11a - Equity Share Capital (Contd.)

#### (i) Reconciliation of the number of shares outstanding at the beginning and at the end of the year.

Particulars	Opening Balance	Closing Balance
<b>(a) Equity Shares with Voting rights</b>		
Year Ended 31st March 2023		
No. of Shares	50,000	50,000
Amount	5.00	5.00
Year Ended 31st March 2024		
No. of Shares	50,000	50,000
Amount	5.00	5.00
Year Ended 31st March 2025		
No. of Shares	50,000	50,000
Amount	5.00	5.00

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

Particulars	No. of Shares Equity Shares with Voting rights
As at 31st March 2023 Mahindra Lifespace Developers Limited	50,000
As at 31st March 2024 Mahindra Lifespace Developers Limited	50,000
As at 31st March 2025 Mahindra Lifespace Developers Limited	50,000

(ii) Details of shares held by each shareholder/promoter holding more than 5% shares:

Class of shares/Name of shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights Mahindra Lifespace Developers Limited	50,000	100.00%	50,000	100.00%

Note No. 12 - Other equity

Particulars	As at 31st March, 2025	As at 31st March, 2024
Balance at the Beginning of the year	(739.91)	(277.29)
Profit/(Loss) for the year	(1,620.44)	(462.62)
Balance at the end of the year	(2,360.35)	(739.91)

Non Current

	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Unsecured (Carried at amortised cost)</b>		
(a) Non convertible debentures taken from International Finance Corporation - (7,565 debentures issued at Rs. 90,000 each and 756 debentures issued at Rs. 1,00,000 each) - (Note 2)	7,564.50	7,564.50
(b) Loans from related parties taken from Mahindra Lifespace Developers Limited	1,425.00	625.00
<b>Total Non current Unsecured borrowings (B)</b>	14,999.50	14,197.50
<b>Total Non current borrowings (A + B)</b>	15,837.28	15,407.63

Note No. 13 - Borrowings

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Secured Borrowings</b>		
(a) Term Loan		
(i) From HDFC Bank Limited	837.78	1,210.13
<b>Total Secured Borrowings (A)</b>	837.78	1,210.13

The term loan has been taken from HDFC Bank Limited. This facility has been exclusively charged on the land with minimum FACR of 1.50 times on the assets of the company. The rate of interest is linked with MCLR of HDFC Bank. The principle is repayable in 20 equal quarterly instalments after 7 years from the date of disbursement. There have no charges or satisfaction pending to be registered with Register of Companies beyond the statutory period.

Unsecured Borrowings:

Non Current	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Unsecured (Carried at Fair value through P&amp;L)</b>		
(a) 6,686 Series V Optionally convertible debentures of Rs. 1,00,000/- each taken from Mahindra Lifespace Developers Limited (Note 1)	6,010.00	6,008.00

**Note 1:-** Note 1:- The company has availed OCRD from Mahindra Lifespace Developers Limited in the FY 2019-20 in Series V.

Series V - These debentures carry coupon rate of 17%. The company has issued 6,686 debentures of Rs. 1,00,000/- each. The tenure of the debentures is 19 years.

**Note 2:-** "Note 2:- The company has availed NCD from International Finance Corporation under the following tranches

Series 1A :- Under this series 2,641 debentures of Face Value at Rs. 1,00,000/- has been issued at a price of Rs. 90,000/- per debenture. This series of issue carries an interest coupon of 14% per annum. Interest will accrue on quarterly basis. Interest shall become due and payable to the holders of Series 1A Debentures quarterly subject to availability of Distributable Cash. These debentures are unlisted, unsecured, redeemable within 19 years from the date of allotment. The Company shall redeem the relevant Series 1A Debentures in accordance with the Distribution Waterfall and Distribution Waterfall Mechanism.

Series 1B :- Under this series 4,924 debentures of Face Value at Rs. 1,00,000/- has been issued at a price of Rs. 90,000/- per debenture. This series of issue carries an interest coupon of 14% per annum. Interest will accrue on quarterly basis. Interest shall become due and payable to the holders of Series 1B Debentures quarterly subject to availability of Distributable Cash. These debentures are unlisted, unsecured, redeemable within 19 years from the date of allotment. The Company shall redeem the relevant Series 1B Debentures in accordance with the Distribution Waterfall and Distribution Waterfall Mechanism.

Series B :- Under this series 756 debentures of Face Value at Rs. 1,00,000/- has been issued at a price of Rs. 1,00,000/- per debenture. This series of issue carries an interest coupon of 17% per annum. Interest will accrue on quarterly basis. Interest shall become due and payable to the holders of Series B Debentures quarterly subject to availability of Distributable Cash. These debentures are unlisted, unsecured, redeemable within 19 years from the date of allotment. The Company shall redeem the relevant Series B Debentures in accordance with the Distribution Waterfall and Distribution Waterfall Mechanism.



## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

Current	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024	(Amount in Rs.)
<b>Unsecured (Carried at Amortised cost)</b>			
(a) Loans from related parties taken from Mahindra Lifespace Developers Limited (Note 1)	750.00	750.00	
(b) Short term loan from bank taken from HDFC Bank Limited (Note 2)	–	981.75	
(c) Short term loan (WCDL) taken from HDFC Bank Limited (Note 3)	950.00	–	
<b>Current - Secured Borrowings</b>			
(c) Current maturities of Long term Term Loan taken from HDFC Bank Limited (Note 4)	372.35	372.35	
<b>Total Current Borrowings</b>	<b>2,072.35</b>	<b>2,104.10</b>	

Note 1:- The Loan has been taken from Mahindra Lifespace Developers Limited. The company has availed loan of Rs. 800 lakhs. Interest is chargeable at 8.50% p.a. and from Oct'24 interest is chargeable at 8.85% p.a.. The repayment of loan has to be done upon call from the borrowee.

Note 2:- The short term loan has been taken from HDFC Bank Limited. This facility is secured by charge on all the assets of the company except land. The interest rate is mutually agreeable and the current interest rate as agreed with HDFC Bank is 9.85% p.a. The loan is repayable on demand of HDFC Bank Limited. There have no charges or satisfaction pending to be registered with Register of Companies beyond the statutory period.

Note 3:- The short term loan has been taken from HDFC Bank Limited. The interest rate is mutually agreeable and the current interest rate as agreed with HDFC Bank is 8.50% p.a. The loan is repayable on demand of HDFC Bank Limited.

Note 4:- The outstanding term loan from HDFC bank is INR 1210.13 Lakhs which is be payable in 13 quarterly instalments starting from FY 2025-26, the repayment liability related to FY 2025-26 has been categorised under current liabilities.

### Note No. 14 - Trade Payables

	(Amount in Rs.)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Trade payable - Micro and small enterprises*	—	—
Trade payable - Other than micro and small enterprises	26.18	15.80
Total	26.18	15.80

Note - No companies have been identified under the Micro, Small, and Medium Enterprises Development Act, 2006. Therefore, the disclosure required by Notification No. G.S.R. 719 (E), dated 16 November 2007, issued by the Ministry of Corporate Affairs, is not applicable.

### 14 a - Ageing for trade payable from the due date of payment for each of the category is as follows:

	(Amount in Rs.)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<u>Micro and Small enterprises</u>		
Less than 1 year	—	—
1-2 Years	—	—
2-3 years	—	—
More than 3 years	—	—

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Other than Micro and Small enterprises</b>		
Less than 1 year	13.48	(35.35)
1-2 Years	(51.26)	(3.82)
2-3 years	(22.25)	25.24
More than 3 years	86.21	29.73
<b>Total</b>	<b>26.18</b>	<b>15.80</b>

### Note No. 15 - Other Financial Liabilities

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Current - Interest accrued but not due</b>		
(a) Interest accrued on NCD - IFC	8,494.92	7,304.06
(b) Interest accrued on ICD - MLDL	215.18	68.77
<b>Total</b>	<b>8,710.10</b>	<b>7,372.83</b>

### Note No. 16 - Other Current Liabilities

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) Statutory dues		
– taxes payable (other than income taxes)	3.16	3.27
(b) Others	1.42	1.42
<b>Total</b>	<b>4.58</b>	<b>4.69</b>

### Note No. 17 - Other Income

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
(a) Interest received from FD	2.93	1.12
(b) Interest others	3.29	–
(c) Interest received from ICD and OCRD	–	110.77
(d) Reversal of Gratuity provision	–	–
(e) FVTPL gain on OCRD	–	–
<b>Total</b>	<b>6.22</b>	<b>111.89</b>

### Note No. 18 - Employee Benefit Expense

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
(a) Salaries and wages, including bonus	5.15	5.00
(b) Contribution to provident and other funds	0.55	0.53
<b>Total</b>	<b>5.70</b>	<b>5.53</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### Note No. 19 - Finance costs

	(Amount in Rs.)	
Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Interest accrued during the year		
(i) Interest paid on Term Loan	153.02	170.15
(ii) Interest paid on OD	91.77	92.11
(iii) Interest paid on OCRD	—	236.50
(iv) Interest accrued on IFC	1,190.87	1,187.62
(v) Interest accrued on ICD	162.47	112.19
Less :- Inventorised during the year	—	(1,357.61)
<b>Total</b>	<b>1,598.13</b>	<b>440.96</b>

### Note No. 20 - Other Expenses

Particulars	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
(a) Business Promotion Expenses	1.83	4.74
(b) Payments to auditors (including service tax):		
(i) For audit	2.21	1.75
(ii) For Other services	—	—
(c) Other expenses		
(i) Professional / Legal Fees	13.46	8.84
(ii) Travelling & Conveyance	0.26	0.80
(iii) Miscellaneous expenses	0.46	0.77
(iv) IT - Sharing expenses & others	—	1.33
(v) Bank Charges	—	0.04
(vi) FVTPL Gain/Loss on OCRD	2.00	6.00
(vii) Rent, Rates and Taxes	1.19	101.07
<b>Total</b>	<b>21.41</b>	<b>125.34</b>

### Note No. 21 - Earnings per Share

#### Basic earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

	Year ended 31 <sup>st</sup> March, 2025	Year ended 31 <sup>st</sup> March, 2024
Profit for the year attributable to owners of the Company	(1,620.44)	(462.62)
Weighted average number of equity shares	50,000	50,000
Earnings per share from continuing operations - Basic	<b>(3,240.88)</b>	<b>(925.24)</b>

### Note No. 22 - Related Party Transactions

Related party disclosures as required by Ind AS 24 "Related Party Disclosures" are given below.

1	Mahindra & Mahindra Limited	Entities having joint control/significant influence over Company
2	Mahindra Lifespace Developers Limited	
3	Mahindra Integrated Business Solutions Private Limited	
4	Mahindra Bloomdale Developers Limited	Other related parties
5	Knowledge Township Limited	
6	Mahindra World City (Jaipur) Limited	

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

(Amount in Rs.)

Particulars	For the year ended	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited	Mahindra Integrated Business Solutions Private Limited	Knowledge Township Limited	Mahindra World City (Jaipur) Limited	Mahindra Bloomdale Developers Limited
<b><u>Nature of transactions with Related Parties</u></b>							
Recovery from Redemption of OCRD	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	771.00	-	-
Interest on Redemption of OCRD	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	624.05	-	-
Interest on ICD payable	31-Mar-25	-	216.15	-	-	-	-
	31-Mar-24	-	112.41	-	-	-	-
Redemption of OCRD	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	771.00	-	-	-	-
Professional charges	31-Mar-25	-	-	0.84	-	-	-
	31-Mar-24	-	-	0.99	-	-	-
ICD taken and (repayment) (Net)	31-Mar-25	-	800.00	-	-	-	-
	31-Mar-24	-	(380.00)	-	-	-	-
Interest on ICD received	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	35.71
Reimbursement of expenses accounted	31-Mar-25	0.81	-	-	-	-	-
	31-Mar-24	0.31	-	-	-	-	-

(Amount in Rs.)

Nature of Balances with Related Parties	Balances as on	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited	Mahindra Integrated Business Solutions Private Limited	Knowledge Township Limited	Mahindra World City (Jaipur) Limited	Mahindra Bloomdale Developers Limited
<b><u>Payables</u></b>							
(i) Reimbursement of Expenses	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	0.16	-	-	-
(ii) Loans Taken	31-Mar-25	-	2,175.00	-	-	-	-
	31-Mar-24	-	1,375.00	-	-	-	-
(iii) Interest Accrued on Loans taken	31-Mar-25	-	162.47	-	-	-	-
	31-Mar-24	-	69.93	-	-	-	-
(iv) OCRD's Issued	31-Mar-25	-	7,457.00	-	-	-	-
	31-Mar-24	-	7,457.00	-	-	-	-
<b><u>Receivables</u></b>							
Financial Assets							
(i) Loans given/ OCRD's	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	-
(ii) Interest Accrued on Loan/ Redemption Premium on OCRD's	31-Mar-25	-	-	-	-	-	-
	31-Mar-24	-	-	-	-	-	-

### Notes:

- During the year, there were no amounts required to be written off or written back in respect of debts due from or to related parties.
- Related parties have been identified by the Management.
- Current year figures mentioned above inclusive of GST wherever applicable

### Note No. 23 - Financial Instruments

#### Capital management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of the statement of financial position.

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. 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.

	(Amount in Rs.)	
	31-Mar-25	31-Mar-24
Equity	(2,355.35)	(734.91)
Less: Cash and cash equivalents	34.09	25.43
	(2,389.44)	(760.34)

### Categories of financial assets and financial liabilities

	As at 31 <sup>st</sup> March, 2025		
	Amortised Costs	FVTPL	Total
<b>Current Assets</b>			
Cash and Cash Equivalent	34.09	—	34.09
Other Bank Balances	113.00	—	113.00
Loans	—	—	—
<b>Non-current Liabilities</b>			
Borrowings	9,827.28	6,010.00	15,837.28
<b>Current Liabilities</b>			
Borrowings	2,072.35	—	2,072.35
Trade Payables	—	—	—
Other Financial Liabilities	8,710.10	—	8,710.10

	As at 31 <sup>st</sup> March, 2024		
	Amortised Costs	FVTPL	Total
<b>Current Assets</b>			
Cash and Cash Equivalent	25.43	—	25.43
Other Bank Balances	—	—	—
Loans	—	—	—
<b>Non-current Liabilities</b>			
Borrowings	9,399.63	6,008.00	15,407.63
<b>Current Liabilities</b>			
Borrowings	2,104.10	—	2,104.10
Trade Payables	—	—	—
Other Financial Liabilities	7,372.83	—	7,372.83

### Note No. 23 a - Events after the reporting period

No material events have occurred after the Balance Sheet date and upto the approval of financial statements.

### Note No. 24 - Ratios

	Amount (In INR)		
a) Current Ratio	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024	Variance %
<b>Particulars</b>			
Current Assets (A)	24,188.82	24,061.96	
Current Liabilities (B)	10,813.21	9,497.42	
<b>Ratio ( A / B )</b>	2.24	2.53	(11.71)%
<b>b) Debt Equity Ratio</b>	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024	Variance %
<b>Particulars</b>			
Total Debt including interest accrued (A)	26,619.73	24,884.56	
Equity (B)	(2,355.35)	(734.91)	
<b>Debt Equity Ratio (A / B)</b>	(11.30)	(33.86)	(66.62)%

Decrease is mainly on account of repayment of debt during the year.

c) Return of Equity (ROE)	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024	Variance %
<b>Particulars</b>			
Profit After Tax (A)	(1,620.44)	(462.62)	
Networth (B)	(2,355.35)	(734.91)	
<b>Ratio (A / B)</b>	68.80%	62.95%	9.29%
Decrease is mainly on account of interest expensed off during the year.			
d) Return on Capital employed	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024	Variance %
<b>Particulars</b>			
Earnings before Interest and Tax (A)	(1,620.44)	(462.62)	
Net worth	(2,355.35)	(734.91)	
Borrowing	17,909.63	17,511.73	
Capital employed (B)	15,554.28	16,776.82	
<b>Ratio (A / B)</b>	(10.42)%	(2.76)%	277.81%

Decrease is mainly on account of interest expensed off during the year.

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

e) Return on investment.	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024	Variance %
<b>Particulars</b>			
Profit After Tax (A)	(1,620.44)	(462.62)	
Capital employed (B)	15,554.28	16,776.82	
<b>Ratio (A / B)</b>	<b>(0.10)</b>	<b>(0.03)</b>	<b>277.81%</b>

Decrease is mainly on account of interest expensed off during during the year.

### Note No. 25 - Employee Benefits

#### a) Defined Contribution plans

The Company makes Provident fund contribution to defined contribution plans for the employees. Under the scheme, the company is required to contribute a specified percentage of the payroll cost to fund the benefits. The Company recognized INR 0.37 lakhs (Previous year - Rs. 0.37 lakhs) for Provident fund & Other funds contributions in the Statement of Profit and Loss. The contributions payable to these plans by the company are at rates specified in the rules of the scheme.

#### b) Defined Benefit Plans

The Company's obligation towards gratuity is defined benefit plan. The gratuity expense is included under 'Employee Benefit Expenses' in Note 18 Employee benefits expense. The details of actuarial valuation are given below:

	(Amounts in INR)	
	Gratuity (Un-Funded)	
	2024-25	2023-24
<b>i. Net Asset/ (Liability) recognized in the balance sheet</b>		
Present Value of Defined Benefit Obligation	8.92	8.92
Fair Value of Plan assets	—	—
<b>Liability (Asset) recognised in the balance sheet</b>	<b>8.92</b>	<b>8.92</b>
<b>ii. Expense recognized in the Statement of Profit &amp; Loss</b>		
Past service cost		
Current Service cost	0.09	0.05
Interest cost	0.02	0.01
Expected return on plan assets	—	—
Actuarial (gains) / Losses	0.07	0.11
<b>Total expenses</b>	<b>0.18</b>	<b>0.17</b>
<b>iii. Amounts recognized in other comprehensive income</b>	—	—
<b>iv. Change in present value of Defined Benefit obligation</b>		
Present Value of the obligation at the beginning of the year	0.26	0.10
Past service cost	—	—
Current Service cost	0.09	0.05
Interest Cost	0.02	0.01
Actuarial (Gains) /Losses	0.07	0.11
Benefits Paid	—	—
(Liability Transferred Out/ Divestments)	—	—
<b>Present value of the obligation as at the end of the year</b>	<b>0.44</b>	<b>0.27</b>

(Amounts in INR)

Gratuity (Un-Funded)

2024-25 2023-24

#### v. Principal actuarial assumptions

Discount Rate	6.71%	7.18%
Salary Growth Rate	10.00%	10.00%
Attrition rate	21.21%	21.21%

vi. Estimates of future salary increases considered in actuarial valuation take account of inflation, seniority, promotions, increments and other relevant factors such as supply and demand in the employment market.

The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

(Amounts in INR)

	Year	Change in Assumption	Impact on defined benefit obligation	
			Increase in assumption	Decrease in assumption
Discount Rate	2025	1.00%	(0.02)	0.02
	2024	1.00%	(0.01)	0.02
Salary Growth Rate	2025	1.00%	0.02	(0.02)
	2024	1.00%	0.02	(0.01)

Maturity profile of defined benefit obligation:

(Amounts in INR)

	2024-25	2023-24
Year 1	—	—
Year 2	0.09	—
Year 3	0.08	0.06
Year 4	0.07	0.05
Year 5	0.06	0.04
Next 5 Years	0.19	0.14

#### c) Compensated Absences

The key assumptions used in the computation of provision for long term compensated absences as per the Actuarial Valuation are as given below:

(Amounts in INR)

Particulars	For the period ended 31 <sup>st</sup> March, 2025	For the period ended 31 <sup>st</sup> March, 2024
Discount rate	6.71%	7.18%
Salary Growth rate	10.00%	10.00%
Attrition rate	21.21%	21.21%

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

## NOTES TO THE FINANCIAL STATEMENTS AS AT /FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2025

### Note No. 26 Contingent liabilities and commitments

Particulars	As at March 31, 2025	As at March 31, 2024
<b>(a) Indirect Tax Matters under appeal*</b>		
GST claims disputed by the Company relating to issues of applicability and penalties on demand. The Company will pursue the matter with the appropriate Appellate Authorities.	577.87	—

\* In the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

### 27 - Additional regulatory information

#### a) Details of benami property held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### b) Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### c) Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

#### d) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall

- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall

- (a) 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
- (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries

#### e) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### f) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### g) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

#### h) Whistle Blower-

During the period ended March 31, 2025 and till the date of adoption of financial statements by board of directors, the Company did not received any whistle blower complaints.

#### i) Discrepancies between books of accounts & quarterly statements submitted to banks

The company has duly complied with all the requirements of providing the data/certificates to various covenants with the Banks and the information provided is in agreement with the books of accounts during the period ended March 31, 2025.

### Note No. 28 - Previous Year Figures

The figures of previous years have been regrouped/reclassified wherever necessary to confirm to current year's grouping/classification.

The accompanying notes 1 to 28 are an integral part of the Financial Statements

### For B. K. Khare & Co.

Chartered Accountants  
Firm Registration No.105102W

### Karthik Srinivasan

Partner  
Membership No.: 215782

Place : Chennai  
Date: 22<sup>nd</sup> April 2025

For and on behalf of the Board of Directors of  
**Mahindra Industrial Park Private Limited**

### Avinash Bapat

Director  
DIN-09179587

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025

### Sriram Kumar

Director  
DIN-07986708

Place : Mumbai  
Date: 22<sup>nd</sup> April 2025



## INDEPENDENT AUDITOR'S REPORT

**To the Members of  
Mahindra Infrastructure Developers Limited**

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the accompanying financial statements of **M/s. Mahindra Infrastructure Developers Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2025 and the Statement of Profit and Loss and statement of cash flows for the year then ended, the Statement of Changes in Equity 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 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its Profit and cash flows for the year ended on that date.

#### **Basis for opinion**

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

#### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

#### **Information other than the financial statements and auditor's report thereon**

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

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

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

If, based on the work we have performed, we conclude that if there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Responsibilities of Management and Those Charged with Governance for the financial statements**

The Company's 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 and financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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 scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when,

in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### 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 sub-section (11) of section 143 of the Companies Act, 2013, we give in the "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.
  - (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - (g) 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 does not have any pending litigations which would impact its financial statements;
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - iii. There were no amounts which were 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, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that

has caused us to believe that the representations under subclause (a) and (b) contain any material misstatement.

- v. The interim dividend paid by the Company during the year is in accordance with section 123 of the Act to the extent it applies to payment of dividend.
- vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
3. As regards the other matters to be included in the Auditor's Report, in accordance with the requirements of section 197 of the Act regarding managerial remuneration, the company has complied with the necessary provisions during the audit period.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No: 049818

Place: Mumbai  
Date: 15th April, 2025  
UDIN: 25049818BMNRGX3356

**ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT**

- i. As per information provided by the Company to us, it does not have any Property, Plant and Equipment and Intangible assets as on 31st March, 2025. Accordingly, paragraph 3 (i) of the Order is not applicable to the Company.
- ii. (a) The Company does not have inventory. Accordingly, clause 3 (ii) (a) of the Order is not applicable.
- (b) As per information and explanation provided by the Company to us, the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iii. (a) According the information and explanations given to us, during the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties.
- (b) The terms and conditions of the loans / advances granted are, in our opinion, prima facie, not prejudicial to the Company's interest.
- (c) The schedule of repayment of principal and payment of interest has been stipulated and repayments or receipts of principal amounts and interest is as per stipulations.
- (d) As per information and explanation provided by the Company to us, there is no overdue amount remaining outstanding as at the year-end.
- (e) As per information and explanation provided by the Company to us, No loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- (f) As per information and explanation provided by the Company to us, the company has not granted any loans or advances in the nature of loans without specifying any terms or period of repayment.
- Loans were granted at repayable on demand.
- iv. According to the Information and explanation given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, Investments made, guarantees given and security as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there-under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records as specified under subsection (1) of the section 148 of the Act are not applicable to the Company and hence relevant provisions of the Order is not applicable.
- vii. (a) According to information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues, including income tax, Goods and Service Tax (GST), and other material statutory dues, as applicable, with the appropriate authorities and there are no outstanding as on the last day of the financial year concerned for a period of more than six months. The Company has no obligation under Provident Fund and Employee State Insurance Rules. Payment of Sales Tax, Wealth Tax, Customs and Excise duties and Value Added Tax is not applicable to the Company during the period of Audit period.
- (b) According to the records of the company, there are no dues outstanding with respect to income tax, provident fund, employees' state insurance, GST and Cess, as applicable, on account of dispute.
- viii. As per information and explanation provided by the Company to us, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the Audit period in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Hence relevant provision of the Order is not applicable.
- ix. According to the records of the company examined by us and the information and explanation given to us, the Company has not defaulted in repayment of any loans since it has not availed of any loans from any bank nor has borrowed from any financial institution. The Company has also not issued any debentures as at the balance sheet date.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or by way of private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- xi. (a) During the course of our examination of the books and records of the company, and according to the information and explanations given to us, we have neither come across any instance of fraud

	Related Parties
<b>Aggregate amount of loans/ advances in nature of loans</b>	
- Repayable on demand (A)	16,26,02,740
- Agreement does not specify any terms or period of repayment (B)	
<b>Total (A+B)</b>	<b>16,26,02,740</b>
<b>Percentage of loans/ advances in nature of loans to the total loans</b>	<b>100</b>



by the Company nor any fraud on the Company has been noticed or reported during the year nor have we been informed of any such instance by the management.

- (b) During the course of our examination of the books and records of the company and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the order is not applicable to the Company.
- (c) According to the information and explanation given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii. The Company is not a Nidhi Company and so relevant clause is not applicable.
- xiii. 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 all transactions with related parties have been – disclosed in the financial statements.
- xiv. The Company is the unlisted public limited company and does not have paid up share capital of fifty crore rupees or more during the preceding financial year; turnover of two hundred crore rupees or more during the preceding financial year; or outstanding loans or borrowings from banks or public financial institutions exceeding one hundred crore rupees or more at any point of time during the preceding financial year; outstanding deposits of twenty five crore rupees or more at any point of time during the preceding financial year. Hence, section 138 is not applicable and so relevant clause is not applicable.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with any director of the Company.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- xvii. The Company has not incurred cash losses in the Audit Period and incurred the cash losses in the immediately preceding financial year (FY 2023-24).

	FY 24-25	FY 23-24
Particulars	Amount in Lakhs	Amount in Lakhs
<b>Profit/(Loss) before tax for the year</b>	1,147.20	145.98
Add: Depreciation	–	–
Less: Interest on ICD	(156.94)	(155.22)
<b>Cash (losses) /profit</b>	<b>990.26</b>	<b>(9.24)</b>

xviii. During the year the no statutory auditors has resigned, hence relevant clause is not applicable.

- xix. (a) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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.
- (b) 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 dues.
- xx. (a) There were no amounts which were required to be transferred to fund specified under Schedule VII of Companies Act, 2013.
- (b) The company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year. Hence Section 135 is not applicable and so relevant clause is not applicable.
- xxi. Clause (xxi) of the Order is not applicable to the Company since report is of Standalone Financial Statement.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Place: Mumbai  
Date: 15th April, 2025  
UDIN: 25049818BMNRGX3356

## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF MAHINDRA INFRASTRUCTURE DEVELOPERS LIMITED

### Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **Mahindra Infrastructure Developers Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### Management’s Responsibility for Internal Financial Controls

The Company’s management 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. 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 Companies Act, 2013.

#### 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, 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 authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized 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 March 31, 2024, 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.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Place: Mumbai  
Date: 15th April, 2025  
UDIN: 25049818BMNRGX3356



**BALANCE SHEET AS AT 31 MARCH 2025**

			(₹ in lakh)
	Note No.	As at 31 March, 2025	As at 31 March, 2024
<b>I ASSETS</b>			
<b>Non-current assets</b>			
(a) Financial assets			
(i) Investments.....	4	1,537.79	7.79
(ii) Loans .....	5	1,626.03	1,632.53
(iii) Other Financial Assets.....	6	—	68.45
(b) Other non-current assets .....	7	323.74	245.10
<b>Total Non-current assets (I) .....</b>		<b>3,487.56</b>	<b>1,953.87</b>
<b>Current assets</b>			
(a) Financial assets			
(i) Cash and cash equivalents .....	8(a)	3.21	3.89
(ii) Bank balances other than (i) above .....	8(b)	29.08	—
(iii) Other Financial Assets.....	9	526.82	451.75
<b>Total current assets (II) .....</b>		<b>559.12</b>	<b>455.64</b>
<b>Total assets [(I)+(II)] .....</b>		<b>4,046.68</b>	<b>2,409.51</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity share capital .....	10	1,800.00	1,800.00
(b) Other equity .....	11	2,245.09	607.46
<b>Total equity (III).....</b>		<b>4,045.09</b>	<b>2,407.46</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Trade payables .....	12	—	—
— total outstanding dues of micro enterprises and small enterprises ...		—	—
— total outstanding dues of trade payables other than micro enterprises and small enterprises.....		1.59	1.52
(b) Other current liabilities .....	13	—	0.53
<b>Total current liabilities (IV).....</b>		<b>1.59</b>	<b>2.05</b>
<b>Total equity and liabilities [(III)+(IV)] .....</b>		<b>4,046.68</b>	<b>2,409.51</b>

The accompanying notes 1 to 28 are an integral part of these financial statements

In terms of our report attached

For **M/s. MAKK & Co.**

**Chartered Accountants**

Firm Registration No: 117246W

**Jasmin Suchak**

Chief Executive Officer

For and on behalf of the Board of Directors

**Manoj Gupta**

Chief Financial Officer

**Abhimanyu Mathur**

Director (DIN:09708907)

**Mukesh Maheshwari**

Partner

Membership No: 049818

**Parveen Mahtani**

Director (DIN:05189797)

**Place: Mumbai**

**Date: 15th April, 2025**

**Place: Mumbai**

**Date: 15th April, 2025**

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2025**

		(₹ in lakh)	
Particulars	Note No.	For the year ended 31 March, 2025	For the year ended 31 March, 2024
I Revenue from operations.....		—	—
II Other income.....	14	2,680.94	160.49
III Total income (I+II).....		2,680.94	160.49
IV Expenses			
(a) Employee benefit expense .....	15	1.18	1.18
(b) Other expenses.....	16	2.57	13.33
Total Expenses (IV) .....		3.75	14.51
V Profit before tax (III-IV).....		2,677.20	145.98
VI Tax Expense			
(1) Current tax .....	17	39.57	36.77
(2) Deferred tax .....		—	—
Total tax expense .....		39.57	36.77
VII Profit for the year (V-VI) .....		2,637.63	109.21
VIII Other comprehensive income			
(i) Items that will not be reclassify to profit or loss.....		—	—
IX Total other comprehensive income (1)+(2) .....		—	—
X Total comprehensive income for the period/year .....		2,637.63	109.21
XI Earnings per equity share			
Basic/Diluted .....	19	14.65	0.61

The accompanying notes 1 to 28 are an integral part of these financial statements

In terms of our report attached

For **M/s. MAKK & Co.**  
**Chartered Accountants**  
 Firm Registration No: 117246W

**Mukesh Maheshwari**  
 Partner  
 Membership No: 049818

**Place: Mumbai**  
**Date: 15th April, 2025**

For and on behalf of the Board of Directors

**Manoj Gupta**  
 Chief Financial Officer

**Abhimanyu Mathur**  
 Director (DIN:09708907)

**Parveen Mahtani**  
 Director (DIN:05189797)

**Place: Mumbai**  
**Date: 15th April, 2025**

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025**

Particulars	(₹ in lakh)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Cash flow from Operating Activities</b>		
Profit/(Loss) before tax.....	2,677.20	145.98
Adjustments for:		
Interest Income .....	(160.95)	(160.49)
Dividend Income .....	(989.99)	—
	1,526.26	(14.51)
Decrease/(Increase) in other financial assets .....	(75.06)	(139.73)
(Decrease)/Increase in trade payables.....	0.06	0.03
(Decrease)/Increase in other current liabilities .....	(0.53)	0.42
Cash generated from operations .....	(75.53)	(139.28)
Income taxes paid (Net).....	(118.22)	24.35
<b>Net cash generated by/(used in) operating activities ( A ) .....</b>	<b>1,332.51</b>	<b>(129.43)</b>
<b>Cash flows from investing activities</b>		
Interest received .....	160.95	157.22
Bank Fixed deposit .....		
- Placed .....	(29.08)	(79.89)
- Matured .....	68.45	58.89
Dividend Income .....	989.99	—
(Gain) arising on Investment measured at Fair Value through Profit and Loss .....	(1,530.00)	—
<b>Net cash generated by/(Used in) investing activities ( B ) .....</b>	<b>(339.69)</b>	<b>136.22</b>
<b>Cash flows from financing activities</b>		
Dividend Paid .....	(1,000.00)	—
Inter Corporate Deposit given.....	(3.50)	(3.03)
Inter Corporate Deposit repaid .....	10.00	—
<b>Net cash (Used in) financing activities ( C ) .....</b>	<b>(993.50)</b>	<b>(3.03)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C) .....</b>	<b>(0.68)</b>	<b>3.76</b>
Cash and cash equivalents at the beginning of the year .....	3.89	0.13
<b>Cash and cash equivalents at the end of the period/year .....</b>	<b>3.21</b>	<b>3.89</b>

For **M/s. MAKK & Co.**  
**Chartered Accountants**  
Firm Registration No: 117246W

**Jasmin Suchak**  
Chief Executive Officer

**Manoj Gupta**  
Chief Financial Officer

**Abhimanyu Mathur**  
Director (DIN:09708907)

**Mukesh Maheshwari**  
Partner  
Membership No: 049818

**Parveen Mahtani**  
Director (DIN:05189797)

**Place: Mumbai**  
**Date: 15th April, 2025**

**Place: Mumbai**  
**Date: 15th April, 2025**

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025**

<b>A. Equity share capital</b>	(₹ in lakh)
<b>Balance as at 31<sup>st</sup> March, 2023</b> .....	<b>1,800.00</b>
Changes in equity share capital during the period.....	—
<b>Balance as at 31<sup>st</sup> March, 2024</b> .....	<b>1,800.00</b>
Changes in equity share capital during the period.....	—
<b>Balance as at 31<sup>st</sup> March, 2025</b> .....	<b>1,800.00</b>

			(₹ in lakh)
<b>B. Other Equity</b>	<b>Retained earnings</b>	<b>Equity instruments through Other Comprehensive Income</b>	<b>Total</b>
<b>Balance as at 31<sup>st</sup> March, 2023</b> .....	<b>498.25</b>	<b>—</b>	<b>498.25</b>
Profit/(Loss) for the year .....	109.21	—	109.21
Other comprehensive income .....	—	—	—
Total comprehensive income .....	109.21	—	109.21
Dividend paid .....	—	—	—
<b>Balance as at 31<sup>st</sup> March, 2024</b> .....	<b>607.48</b>	<b>—</b>	<b>607.41</b>
Profit/(Loss) for the year .....	2,637.63	—	2,637.63
Other comprehensive income .....	—	—	—
Total comprehensive income .....	2,637.63	—	2,637.63
Less: Dividend paid.....	1,000.00	—	1,000.00
<b>Balance as at 31<sup>st</sup> March, 2025</b> .....	<b>2,245.11</b>	<b>—</b>	<b>2,245.10</b>

The accompanying notes 1 to 28 are an integral part of these financial statements

In terms of our report attached

For **M/s. MAKK & Co.**  
**Chartered Accountants**  
 Firm Registration No: 117246W

**Jasmin Suchak**  
 Chief Executive Officer

For and on behalf of the Board of Directors

**Manoj Gupta**  
 Chief Financial Officer

**Abhimanyu Mathur**  
 Director (DIN:09708907)

**Mukesh Maheshwari**  
 Partner  
 Membership No: 049818

**Place: Mumbai**  
**Date: 15th April, 2025**

**Parveen Mahtani**  
 Director (DIN:05189797)

**Place: Mumbai**  
**Date: 15th April, 2025**

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. Corporate information

Mahindra Infrastructure Developers Limited ("the Company") is a public company incorporated in India on 10 May, 2001 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, P. K. Kurne Chowk, Worli, Mumbai – 400 018.

The Company is in the business of development of infrastructure projects and infrastructure related services.

The Company is subsidiary of Mahindra Lifespace Developers Limited, Mumbai, a company incorporated in India. The ultimate parent company is Mahindra & Mahindra Limited.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016.

All assets and liabilities are classified as current if it is expected to realise or settle within 12 months after the Balance Sheet date.

The financial statements are presented in Indian Rupees (Rs.) which is also the Company's functional currency.

The financial statements were approved by the Board of Directors and authorised for issue on 15th April, 2025.

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets upto the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed off, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

Depreciation on assets (other than impaired assets) is calculated on straight line method which is based on useful life indicated in part C of schedule II to the Companies Act, 2013.

#### 2.3 Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement profit and loss.

#### 2.4 Inventories

Inventories are stated at the lower of cost and net realisable value, whichever is lower. Cost is arrived at on first-in-first-out basis and includes overheads on absorption basis, where appropriate.

#### Financial assets and Liabilities

#### 2.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

#### 2.6 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

##### 2.6.1 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

##### 2.6.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

#### 2.7 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 2.7.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.7.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

#### 2.7.1.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

### 2.8 Revenue recognition

Revenue on account of sale of services is recognised under the completed service contract method to the extent it is probable that the economic benefit will flow to the Company and the revenue can be reliably measured.

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

Dividend income is recognised in the statement of profit and loss when the right to receive payment is established.

Interest Income is accounted for on time proportion basis.

### 2.9 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 2.9.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

### 2.9.2 Deferred tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.9.4 Minimum Alternate Tax (MAT):

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

### 2.10 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### 2.11 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/(loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

## 3. Use of estimates and judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.



**NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2025****Note No. 4 - Investments**

Particulars	Face Value ₹	As at 31 March, 2025		As at 31 March, 2024	
		Nos.	Amount (₹ in lakh)	Nos.	Amount (₹ in lakh)
<b>A. Investments carried at cost or deemed cost</b>					
<b>I. Unquoted Investments (all fully paid)</b>					
Investments in Equity Instruments					
– of subsidiaries					
Mahindra Water Utilities Private Limited .....	10	98,999	7.79	98,999	7.79
(subsidiary with effect from 27 July, 2015, prior to that it was a joint venture)					
– of joint ventures					
Mahindra Inframan Water Utilities Private Limited .....	10	24,999	2.50	24,999	2.50
– of associate					
Ratna Bhoomi Enterprise Private Limited .....	10	500	–	500	–
<b>Total (A) .....</b>			<b>10.29</b>		<b>10.29</b>
<b>B. Investment carried at fair value through other comprehensive income</b>					
Unquoted Investments (all fully paid)					
Investments in Equity Instruments					
New Tirupur Area Development Corporation Limited .....	10	1,50,00,000	1,530.00	1,50,00,000	–
<b>Total (B) .....</b>			<b>1,530.00</b>		<b>–</b>
<b>Total Impairment value for investment carried at cost .....</b>			<b>(2.50)</b>		<b>(2.50)</b>
<b>Total Investments (A)+(B) .....</b>			<b>1,537.79</b>		<b>7.79</b>

**Note No. 5 - Loans**

Particulars	As at	
	31 March, 2025	31 March, 2024
	<b>Non-Current</b>	<b>Non-Current</b>
<b>a) Loans to related parties</b>		
– Secured, considered good .....	–	–
– Unsecured, considered good .....	<b>1,626.03</b>	1,632.53
– Doubtful .....	–	–
Less: Allowance for Credit Losses .....	–	–
<b>Total .....</b>	<b>1,626.03</b>	1,632.53

**Note No. 6 - Non Current Financial Assets**

Particulars	As at	
	31 March, 2025	31 March, 2024
Fixed Deposits with original maturity more than 1 year .....	–	68.45
<b>Total .....</b>	<b>–</b>	<b>68.45</b>

**Note No. 7 - Other Non Current assets**

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Non-current	Current	Non-current	Current
(a) Income tax assets (net) .....	323.74	–	245.10	–
<b>TOTAL .....</b>	<b>323.74</b>	<b>–</b>	<b>245.10</b>	<b>–</b>

**NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2025****Note No. 8****(a) Cash and cash equivalents**

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
(a) Balance with bank.....	3.21	3.89
<b>TOTAL</b> .....	<b>3.21</b>	<b>3.89</b>

**(b) Other bank balances**

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
(a) Fixed Deposits with original maturity less than one year .....	29.08	—
<b>TOTAL</b> .....	<b>29.08</b>	<b>—</b>

**Note No. 9 - Other financial assets**

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
(a) Financial assets at amortised cost		
- Interest accrued but not due on ICD .....	526.82	451.75
<b>TOTAL</b> .....	<b>526.82</b>	<b>451.75</b>

**Note No. 10 - Equity share capital**

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares	(₹ in lakh)	Number of shares	(₹ in lakh)
<b>(a) Authorised</b>				
Equity shares of ₹ 10 each with voting rights .....	2,00,00,000	2,000.00	2,00,00,000	2,000.00
	<b>2,00,00,000</b>	<b>2,000.00</b>	<b>2,00,00,000</b>	<b>2,000.00</b>
<b>(b) Issued, subscribed and fully paid-up shares</b>				
Equity shares of ₹ 10 each.....	1,80,00,000	1,800.00	1,80,00,000	1,800.00
	<b>1,80,00,000</b>	<b>1,800.00</b>	<b>1,80,00,000</b>	<b>1,800.00</b>

Notes (i) to (v) below

**(i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:**

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares	(₹ in lakh)	Number of shares	(₹ in lakh)
Opening balance .....	1,80,00,000	1,800.00	1,80,00,000	1,800.00
Add: Issued during the year.....	—	—	—	—
<b>Closing balance</b> .....	<b>1,80,00,000</b>	<b>1,800.00</b>	<b>1,80,00,000</b>	<b>1,800.00</b>

The company has not allotted any equity shares for consideration other than cash, bonus shares, nor have any shares been bought back during the period of five years immediately preceding the Balance Sheet date.

**(ii) Terms/rights attached to equity shares:**

The Company is having only one class of equity shares having par value of ₹ 10 each. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company. The distribution will be in proportion to the amount paid up on equity shares held by the shareholders.

**(iii) Details of shares held by the holding company:**

Particulars	As at	
	31 March, 2025	31 March, 2024
Mahindra Lifespace Developers Limited, the holding company, including 6 shares jointly held with its nominees .....	1,80,00,000	1,80,00,000

**(iv) Details of shares held by each shareholder holding more than 5% shares:**

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares	% holding	Number of shares	% holding
Mahindra Lifespace Developers Limited the holding company, including 6 shares jointly held with its nominees .....	1,80,00,000	100%	1,80,00,000	100%

**(v) Details of shareholdings by the Promoter's of the Company:**

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares	% holding	Number of shares	% holding
Mahindra Lifespace Developers Limited the holding company, including 6 shares jointly held with its nominees .....	1,80,00,000	100%	1,80,00,000	100%

**Note No. 11 - Other equity**

Particulars	(₹ in lakh)		
	Retained earnings	Equity instruments through Other Comprehensive Income	Total
<b>Balance at 31<sup>st</sup> March, 2023</b> .....	<b>498.25</b>	<b>—</b>	<b>498.25</b>
Profit/(Loss) for the year .....	109.21	—	109.21
Other comprehensive income .....	—	—	—
<b>Total comprehensive income</b> .....	<b>109.21</b>	<b>—</b>	<b>109.21</b>
Dividend paid .....	—	—	—
<b>Balance at 31<sup>st</sup> March, 2024</b> .....	<b>607.46</b>	<b>—</b>	<b>607.46</b>
Profit/(Loss) for the year .....	2,637.63	—	2,637.63
Other comprehensive income .....	—	—	—
Dividend paid .....	(1,000.00)	—	(1,000.00)
<b>Balance at 31<sup>st</sup> March, 2025</b> .....	<b>2,245.09</b>	<b>—</b>	<b>2,245.09</b>

**NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2025****Note No. 12 - Trade payables**

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
Trade payables - total outstanding dues of micro enterprises and small enterprises .....	-	-
Trade payables - total outstanding dues of trade payables other than micro enterprises and small enterprises .....	1.59	1.52
<b>TOTAL</b> .....	<b>1.59</b>	<b>1.52</b>

**Note:**

- (i) No Companies have been identified under the Micro, Small and Medium Enterprises Development Act, 2006 and hence the disclosure as required by Notification No. G.S.R. 719 (E), dated 16 November, 2007 issued by the Ministry of Corporate Affairs is not applicable.

**12 a - Ageing for trade payable from the due date of payment for each of the category is as follows**

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>		
Unbilled.....	-	-
Not Due.....	-	-
0 months - 1 year.....	1.59	1.49
1-2 Years .....	-	-
2-3 years .....	-	-
More than 3 years.....	-	-
<b>TOTAL</b> .....	<b>1.59</b>	<b>1.49</b>

**Note No. 13 - Other current liabilities**

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
a. Others		
Statutory remittances (withholding taxes, GST, etc.) .....	-	0.52
<b>TOTAL</b> .....	<b>-</b>	<b>0.52</b>

**Note No. 14 - Other Income**

Particulars	(₹ in lakh)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
(a) <u>Interest Income</u>		
- Fixed Deposits.....	4.01	1.99
- Inter Corporate Deposits .....	156.94	155.22
(b) Dividend Income		
- Subsidiaries .....	989.99	-
(c) Miscellaneous Income		
- Interest on Income tax refund (AY 23-24) .....	-	3.27
(d) Net Gain arising on Investment measured at Fair Value through Profit and Loss .....	1,530.00	-
<b>TOTAL</b> .....	<b>2,680.94</b>	<b>160.49</b>

**Note No. 15 - Employee benefits expense**

Particulars	(₹ in lakh)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
Salary and wages (including deputation charges).....	1.18	1.18
<b>TOTAL</b> .....	<b>1.18</b>	<b>1.18</b>

**Note No. 16 - Other Expenses**

Particulars	(₹ in lakh)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
(a) Professional charges .....	1.57	12.39
(b) Payments to auditors (including service tax):		
(i) For audit.....	0.25	0.21
(c) Miscellaneous expenses.....	0.22	0.09
(d) ROC Expenses .....	0.53	0.53
(e) Balances write back.....	-	0.00
(f) Interest on Statutory dues .....	-	0.10
<b>TOTAL</b> .....	<b>2.57</b>	<b>13.33</b>

**Note No. 17 - Current Tax and Deferred Tax****(a) Income Tax recognised in profit or loss**

Particulars	(₹ in lakh)	
	For the year ended 31 March, 2025	For the year ended 31 March, 2024
<b>Current Tax:</b>		
In respect of current year.....	39.57	36.77
<b>TOTAL</b> .....	<b>39.57</b>	<b>36.77</b>

**Note No. 18 - Contingent liabilities and commitments**

Contingent liabilities (to the extent not provided for)	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
<b>Contingent liabilities</b>		
(a) Guarantee		
For Subsidiary Company / Joint Venture - Mahindra Water Utilities Limited .....	-	-
- Amount of Gurantee outstanding.....	1,800.00	1,800.00
- Maximum liability of the Company .....	1,800.00	1,800.00



## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2025

**Note No. 22** As the Company can continue its current operations with its own cash resources for a period of atleast one year, the accounts of the Company for the period ended **31 March, 2025** have been prepared on the basis of going concern.

### Note No. 23 - Financial Instruments

#### [I] Capital management

The Company's capital management objectives is to ensure the Company's ability to continue as a going concern

The capital structure of the Company consists of equity.

The Company does not have any borrowings.

The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. 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.

#### [II] Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

#### A) CREDIT RISK

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

#### (i) Trade receivables

Outstanding customer receivables are regularly monitored.

An impairment analysis is performed at each reporting date and the Company measures the loss allowances at an amount equal to lifetime expected credit lossess. The Company does not hold collateral as security.

#### (ii) Financial instruments and cash deposits:

Credit risk from balances with banks is managed by the Company in accordance with the Company's policy. Investments of surplus funds are made only with bank.

### B) LIQUIDITY RISK

#### (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

#### (ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above	Total	(₹ in lakh) Carrying Value
<b>Non-derivative financial liabilities</b>						
<b>31-Mar-25</b>						
Trade Payable .....	1.59	—	—	—	1.59	1.59
<b>Total .....</b>	<b>1.59</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1.59</b>	<b>1.59</b>
<b>31-Mar-24</b>						
Trade Payable .....	1.52	—	—	—	1.52	1.52
<b>Total .....</b>	<b>1.52</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1.52</b>	<b>1.52</b>

### MARKET RISK

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

There has been no significant changes to the Company's exposure to market risk or the methods in which they are managed or measured.

#### (i) Currency Risk

The Company undertakes transactions denominated only in Indian Rupees and hence, there is no risk of foreign exchange fluctuations.

#### (ii) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have significant exposure to the risk of changes in market interest rates.

#### (iii) Other price risk

The Company does not have significant other price risk.

### Note No. 24 - Financial Ratios

(₹ in lakh)

	Particulars	Numerator	Denominator	For the year ended 31 March, 2025	For the year ended 31 March, 2024	% Variance	Reason for material variance
a)	Current Ratio	Current Assets	Current Liabilities	351.65	222.26	58.21%	Increase in Current Assets & Decrease in Current Liability
b)	Debt Equity Ratio (Gross)	Debt	Equity	NA	NA	NA	—
c)	Debt Service Coverage Ratio (DSCR)	Earning Available for debt service	Debt Service	NA	NA	NA	—
d)	Return of Equity	Profit/(Loss) After Tax	Average Equity	81.75%	4.64%	1661.27%	Increase in Profit After Tax
e)	Inventory Turnover ratio	Revenue from Operations	Average Inventory	NA	NA	NA	—

**NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2025**

	Particulars	Numerator	Denominator	For the year ended 31 March, 2025	For the year ended 31 March, 2024	% Variance	Reason for material variance
f)	Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables	NA	NA	NA	–
g)	Trade Payable turnover ratio	Cost of Sales	Average Trade payable	NA	NA	NA	–
h)	Net capital turnover ratio,	Revenue from Operations	Average Working Capital (4)	NA	NA	NA	–
i)	Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	0.00%	0.00%	0.00%	Revenue from operations is "Nil" during the year
j)	Return on Capital employed	Earning before interest & taxes	Capital employed	65.21%	4.54%	1337.38%	Increase in Profit After Tax
k)	Return on investment	Income generated from Investment	Average investments (Gross)	64.38%	0.00%	0.00%	Increase in dividend income during the year.

Schedule III require explanation where the change in the ratio is more that 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios.

**Note No. 25 - Additional regulatory information****Details of benami property held**

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

**Relationship with struck off companies**

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

**Wilful defaulter**

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

**Note No. 27 - Continues - Fair Value Measurement****Financial assets measured at fair value**

Financial assets	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value and sensitivity
	31-Mar-25	31-Mar-24				
<b>Financial assets</b>						
Investments in equity instruments						
– New Tirupur Area Development Corporation Limited (NTADCL) (15,000,000 equity shares of Rs. 10 each)	1,530.00	–	Level 3	Discounted cashflow method	On the basis of NTADCL's own data, taking into account all information about market participant that is reasonably available.	NA
<b>Total financial liabilities</b>	<b>1,530.00</b>	<b>–</b>				

**Note No. 28** Previous year's figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure.

In terms of our report attached

For **M/s. MAKK & Co.**

**Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No: 049818

**Place: Mumbai**

**Date: 15th April, 2025**

For and on behalf of the Board of Directors

**Manoj Gupta**

Chief Financial Officer

**Abhimanyu Mathur**

Director (DIN:09708907)

**Parveen Mahtani**

Director (DIN:05189797)

**Place: Mumbai**

**Date: 15th April, 2025**

**Jasmin Suchak**

Chief Executive Officer



**Form AOC-1**

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)  
Statement containing salient features of the financial statement of subsidiaries or associate companies or joint ventures

**Part “A”: Subsidiaries****(Rs. in Lakhs)**

Particulars	Subsidiary
S.No	1
Name of the subsidiary	Mahindra Water Utilities Ltd.
The date since when subsidiary was acquired	NA
Reporting period for the subsidiary concerned, if different from the holding company's reporting period	NA
Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	NA
Share capital	10
Reserves & surplus	1,650.66
Total assets	2,083.35
Total Liabilities	422.69
Investments	942.18
Turnover	2,337.24
Profit before taxation	772.97
Provision for taxation	190.29
Profit after taxation	582.68
Proposed Dividend	NIL
% of shareholding	98.99%

**Notes:**

1. No Subsidiaries which are yet to commence operations.
2. No Subsidiaries which have been liquidated or sold during the year.

**Part “B”: Associates/Joint Ventures****Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures**

Particulars	Joint Venture	Associate
Name of associates/Joint Ventures	Mahindra Inframan Water Utilities Pvt Ltd.	Rathna Bhoomi Enterprises Pvt Ltd.
Latest audited Balance Sheet Date	31.03.2025	31.03.2025
Date on which the Associate or Joint Venture was associated or acquired	30-07-2004	05-09-2001
Shares of Associate or Joint Ventures held by the company on the year end	50%	50%
Nos.	24,999	500
Amount of Investment in Joint Venture or Associates	2,49,990	5,000
Extend of Holding %	50%	50%
Description of how there is significant influence	Note 1	Note 1
Reason why the associate/joint venture is not consolidated		
Net worth attributable to shareholding as per latest audited Balance Sheet	(2.93)	(14.39)
Profit or Loss for the year		
i. Considered in Consolidation	–	–
ii. Not Considered in Consolidation	(0.71)	(0.33)

**Notes:**

1. There is significant influence due to percentage (%) of Share Capital.
2. No Associates/Joint Venture which are yet to commence operations.
3. No Associates/Joint Venture which have been liquidated or sold during the year.
4. Pursuant to Rule 6 of the Companies (Accounts) Rules, 2014, the Company is exempted from preparation of consolidated financial statements.

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For and on behalf of the Board of Directors

**Jasmin Suchak**

Chief Executive Officer

**Abhimanyu Mathur**

Director (DIN: 09708907)

**Manoj Gupta**

Chief Financial Officer

**Parveen Mahtani**

Director (DIN: 05189797)

Place: Mumbai

Date: 15/04/2025

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF

### MAHINDRA WATER UTILITIES LIMITED

#### Report on the Audit of the Financial Statements

##### Opinion

We have audited the accompanying financial statements of Mahindra Water Utilities Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year ended on that date, 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, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

##### Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 obtained by us 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 Director's Report report, but does not include the financial statements and our auditor's report thereon.
- Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of Management and Board of Directors for the Financial Statements

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

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

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

#### Auditor's Responsibility 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 financial controls 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 the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial controls 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 Section 143(3) of the Act, based on our audit 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.
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant 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 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.
- g) With our opinion and to the best of our information and according to the explanations given to us, the Company has not paid or provided any managerial remuneration during the year, hence compliance with provisions of Section 197, read with Schedule V of the Act are not applicable to the Company.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company does not have any pending litigations which would impact its financial position.
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were 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, 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, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
  - (b) The Management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The interim dividend declared by the Company during the year is in accordance with section 123 of the Companies Act 2013 to the extent it applies to declaration of dividend. However, the said dividend was not due for payment on the date of this audit report.
- vi. Based on our examination, which included test checks, the Company has used an accounting software for maintaining its books of account for the financial year ended March 31, 2025 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software(s). Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

- 2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

**For Deloitte Haskins & Sells Chartered Accountants LLP**

Chartered Accountants  
(Firm's Registration No. 117364W/W100739)

**Nilesh Shah**

(Partner)

(Membership No. 049660)

UDIN: 25049660BMOCAO6381

Place: Mumbai

Date: April 16, 2025

## ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

### Report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls with reference to financial statements of **Mahindra Water Utilities Limited** (“the Company”) as at March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

### Management’s and Board of Directors’ Responsibilities for Internal Financial Controls

The Company’s management and Board of Directors are responsible for establishing and maintaining internal financial controls with reference to financial statements based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 the respective 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 Companies Act, 2013.

### Auditor’s Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements of the Company 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

### Meaning of Internal Financial Controls with reference to financial statements

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

### Inherent Limitations of Internal Financial Controls with reference to financial statements

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

### Opinion

In our opinion, to the best of our information and according to the explanations given to us the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements established by the respective 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.

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
(Firm’s Registration No. 117364W/W100739)

**Nilesh Shah**  
(Partner)  
(Membership No. 049660)  
UDIN: 25049660BMOCOA06381

Place: Mumbai  
Date: April 16, 2025



## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date to the members of Mahindra Water Utilities Limited on the financial statements for the year ended March 31, 2025).

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

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company does not have any intangible assets, reporting under clause (i)(a)(B) of the Order is not applicable.
- (b) The property, plant and equipment were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the property, plant and equipment at reasonable intervals having regard to the size of the Company and the nature of its activities. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us, the Company does not have any immovable properties hence reporting under clause (i)(c) of the Order is not applicable.
- (d) The Company has not revalued any of its property, plant and equipment during the year. The Company does not have any intangible assets.
- (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii) (a) The Company does not have any inventory and hence reporting under clause (ii)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets. The Company have not taken any disbursement during the year. According to the information and explanations given to us, the Company is therefore not required to file any quarterly returns and statements with such banks till balance sheet date.
- (iii) The Company has not provided any guarantee or security, and granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during

the year. The Company has made investments in Mutual Funds during the year. The investments made during the year are in our opinion, prima facie, not prejudicial to the Company’s interest.

- (iv) According to information and explanation given to us, the Company has not granted any loans, made investments or provided guarantees or securities that are covered under the provisions of sections 185 or 186 of the Companies Act, 2013, and hence reporting under clause (iv) of the Order is not applicable.
- (v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.
- (vi) Having regard to the nature of the Company’s business / activities, reporting under clause (vi) of the Order is not applicable.
- (vii) In respect of statutory dues:
  - (a) Undisputed statutory dues, including Goods and Service tax, Provident Fund, Employees’ State Insurance, Income-tax, cess and other material statutory dues applicable to the Company have generally been regularly deposited by it with the appropriate authorities though there has been slight delay in few cases. We have been informed that the provisions of Sales Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax and Cess are not applicable to the Company for the year. There were no undisputed amounts payable in respect of Provident Fund, Employees’ State Insurance, Income-tax, Goods and Services Tax and other material statutory dues in arrears, as at March 31, 2025 for a period of more than six months from the date they became payable.
  - (b) There are no statutory dues referred in sub-clause (a) above which have not been deposited on account of disputes as on March 31, 2025.
- (viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.
- (ix) (a) The Company does not have any borrowings. Hence, reporting under clause (ix)(a) of the Order is not applicable.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause (ix)(c) of the Order is not applicable.
- (d) On an overall examination of the financial statements of the Company, the funds raised on short-term basis have not been used during the year for long-term purposes by the Company.

- (e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause (ix)(e) of the Order is not applicable.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries or joint ventures or associate companies. Hence, reporting under clause (ix)(f) of the Order is not applicable.
- (x) (a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.
- (b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) To the best of our knowledge, 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) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- (xiii) In our opinion, the Company is in compliance with Section 177 and Section 188 of the Companies Act, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.
- (xiv) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Act. Hence, reporting under clause (xiv) of the Order is not applicable.
- (xv) In our opinion during the year the Company has not entered into any non-cash transactions with any of its directors or directors of its holding company or persons connected with such directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause (xvi)(a), (b), (c) and (d) of the Order is not applicable.
- (xvii) The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of 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 Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the Companies Act or special account in compliance with the provision of sub-section (6) of section 135 of the said Act. Accordingly, reporting under clause (xx) of the Order is not applicable for the year.

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
(Firm's Registration No. 117364W/W100739)

**Nilesh Shah**  
(Partner)  
(Membership No. 049660)  
UDIN: 25049660BMOCAO6381

Place: Mumbai  
Date: April 16, 2025

**BALANCE SHEET AS AT MARCH 31, 2025**

			<b>As at March 31, 2025</b>	<b>As at March 31, 2024</b>
			<b>In Lakhs</b>	<b>In Lakhs</b>
<b>A</b>	<b>Particulars</b>	<b>Note No.</b>		
	<b>ASSETS</b>			
<b>1</b>	<b>Non-current assets</b>			
	(a) Property, Plant and Equipment	4	<b>36.80</b>	48.10
	(b) Financial Assets			
	(i) Other Financial assets	6	<b>14.63</b>	0.12
	(c) Deferred tax assets (net)	23	<b>60.51</b>	41.08
	(d) Non-current tax assets (net)	7	<b>211.32</b>	212.57
	(e) Other Non-current Assets	7.1	<b>6.10</b>	6.12
	<b>Total Non - Current Assets</b>		<b>329.36</b>	307.99
<b>2</b>	<b>Current assets</b>			
	(a) Financials Assets			
	(i) Investments	7.2	<b>942.18</b>	—
	(ii) Trade receivables	5	<b>478.51</b>	1,890.58
	(iii) Cash and cash equivalents	8	<b>16.03</b>	95.83
	(iv) Bank Balances other than (iii) above	8.1	<b>200.00</b>	100.00
	(v) Other financial assets	6	<b>14.06</b>	22.56
	(b) Other Current Assets	7.1	<b>103.21</b>	46.16
	<b>Total Current Assets</b>		<b>1,753.99</b>	2,155.13
	<b>Total Assets</b>		<b>2,083.35</b>	2,463.12
<b>B</b>	<b>EQUITY AND LIABILITIES</b>			
<b>1</b>	<b>Equity</b>			
	(a) Equity Share capital	9	<b>10.00</b>	10.00
	(b) Other Equity	10	<b>1,650.66</b>	2,065.95
	<b>Total equity</b>		<b>1,660.66</b>	2,075.95
	<b>LIABILITIES</b>			
<b>2</b>	<b>Non-current liabilities</b>			
	Provisions	16	<b>79.56</b>	82.02
	<b>Total Non - Current Liabilities</b>		<b>79.56</b>	82.02
<b>3</b>	<b>Current liabilities</b>			
	(a) Financial Liabilities			
	(i) Trade payables			
	— total outstanding dues of micro enterprises; and small enterprises and	11	<b>22.85</b>	11.07
	— total outstanding dues of creditors other than and micro enterprises and small enterprises	11	<b>67.62</b>	71.65
	(ii) Other financial liabilities	12	<b>101.67</b>	85.59
	(b) Other current liabilities	13	<b>13.86</b>	11.27
	(c) Provisions	14	<b>36.78</b>	28.64
	(d) Current Tax liabilities (net)	15	<b>100.35</b>	96.93
	<b>Total Current Liabilities</b>		<b>343.13</b>	305.15
	<b>Total Equity and Liabilities</b>		<b>2,083.35</b>	2,463.12
	<b>See accompanying notes to the financial statements</b>	1-40		

In terms of our report attached

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
Firm's Registration No.117364W/W100739

**Nilesh Shah**  
Partner  
(Membership No. 049660)

Place: Mumbai  
Date : April 16, 2025

For and on behalf of the Board of Directors

**Avinash Ashok Bapat**  
Director  
DIN: 09179587

Place: Mumbai  
Date : April 16, 2025

**Amit Kumar Sinha**  
Director  
DIN: 09127387

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025**

<b>Particulars</b>	<b>Note No.</b>	<b>For the year ended March 31, 2025</b> In Lakhs	<b>For the year ended March 31, 2024</b> In Lakhs
I Revenue from operations	17	<b>2,223.81</b>	2,251.08
II Other Income	18	<b>113.43</b>	24.95
III <b>Total Income (I + II)</b>		<b>2,337.24</b>	2,276.03
IV <b>EXPENSES</b>			
(a) Employee benefits expenses	19	<b>804.12</b>	801.83
(b) Finance costs	20	<b>0.56</b>	0.47
(c) Depreciation	4	<b>13.25</b>	15.94
(d) Other operating expenses	21	<b>581.80</b>	574.06
(e) Other expenses	22	<b>164.54</b>	128.32
<b>Total Expenses (IV)</b>		<b>1,564.27</b>	1,520.62
V <b>Profit before tax (III - IV)</b>		<b>772.97</b>	755.41
VI <b>Tax Expense</b>			
(i) Current tax	23	<b>210.39</b>	212.13
(ii) Deferred tax	23	<b>(20.10)</b>	(9.44)
<b>Total tax expense</b>		<b>190.29</b>	202.69
VII <b>Profit for the year (V - VI)</b>		<b>582.68</b>	552.72
VIII <b>Other comprehensive income</b>			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit liabilities/(asset)		<b>2.71</b>	(8.97)
Tax relating to items that will not be reclassified to profit or loss		<b>(0.68)</b>	2.26
		<b>2.03</b>	(6.72)
IX <b>Total comprehensive income for the year (VII + VIII)</b>		<b>584.71</b>	546.00
X <b>Earnings per equity share: (Face Value of Rs. 10 each) (In Rupees.)</b>			
(i) Basic	24	<b>582.68</b>	552.72
(ii) Diluted		<b>582.68</b>	552.72
<b>See accompanying notes to the financial statements</b>	1-40		

In terms of our report attached

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
Firm's Registration No.117364W/W100739

**Nilesh Shah**  
Partner  
(Membership No. 049660)

Place: Mumbai  
Date : April 16, 2025

For and on behalf of the Board of Directors

**Avinash Ashok Bapat**  
Director  
DIN: 09179587

**Amit Kumar Sinha**  
Director  
DIN: 09127387

Place: Mumbai  
Date : April 16, 2025

**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2025**

Particulars	For the year ended March 31, 2025		For the year ended March 31, 2024	
	In Lakhs		In Lakhs	
<b>A. CASH FLOW FROM OPERATING ACTIVITIES:</b>				
Profit before tax		<b>772.97</b>		755.41
Adjustments for:				
Depreciation and amortisation of non-current assets	<b>13.25</b>		15.94	
Gain on disposal of property, plant and equipment	<b>(0.04)</b>		(0.11)	
Finance Cost	<b>—</b>		0.14	
Provision for doubtful trade receivables written off/ (written back)	<b>60.14</b>		23.46	
Gain on Liquid Fund Classified through P&L	<b>(92.22)</b>		—	
Interest Income from Bank	<b>(21.17)</b>	<b>(40.04)</b>	(23.28)	16.15
<b>Operating Profit before Working Capital changes</b>		<b>732.93</b>		771.56
Movements in working capital				
Decrease/(Increase) in Trade receivables	<b>1,351.93</b>		(544.30)	
(Increase) in Other Financial assets and Other assets	<b>(56.01)</b>		(37.37)	
Increase Trade payables, Provisions, Other financial liabilities and other liabilities	<b>34.78</b>	<b>1,330.70</b>	17.86	(563.82)
<b>Cash generated from operations</b>		<b>2,063.63</b>		207.74
Income-tax paid (net of refunds)		<b>(205.71)</b>		(211.74)
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>		<b>1,857.92</b>		(4.00)
<b>B. CASH FLOW FROM INVESTING ACTIVITIES:</b>				
Purchase of property, plant and equipment	<b>(2.33)</b>		(2.17)	
Proceeds from sale of property, plant and equipment	<b>0.41</b>		0.58	
Interest received - Fixed Deposits at Bank	<b>14.15</b>		20.00	
Gain / Loss on Liquid Fund Classified through P&L	<b>69.84</b>		—	
Mutual fund Investments made during the year	<b>(919.80)</b>		—	
Fixed Deposit made during the year	<b>(2,850.00)</b>		(1,745.00)	
Fixed Deposit Matured/Pre-closed	<b>2,750.00</b>		1,811.20	
Increase in other bank balances	<b>—</b>		—	
<b>NET CASH FROM INVESTING ACTIVITIES</b>		<b>(937.72)</b>		84.59

**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)**

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
	In Lakhs	In Lakhs
<b>C. CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Finance costs paid	—	(0.14)
Dividend paid	(1,000.00)	—
Loan taken from related party	—	600.00
Loan repaid to related party	—	(600.00)
<b>NET CASH USED IN FINANCING ACTIVITIES</b>	<b>(1,000.00)</b>	<b>(0.14)</b>
<b>NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)</b>	<b>(79.80)</b>	<b>80.45</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>	<b>95.83</b>	<b>15.38</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	<b>16.03</b>	<b>95.83</b>

The above Cash flow statement has been prepared under the 'Indirect Method' as set out in Indian Accounting Standard (IND AS) 7 'Cash Flow Statement'.

In terms of our report attached

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
Firm's Registration No.117364W/W100739

**Nilesh Shah**  
Partner  
(Membership No. 049660)

Place: Mumbai  
Date : April 16, 2025

**For and on behalf of the Board of Directors**

**Avinash Ashok Bapat**  
Director  
DIN: 09179587

**Amit Kumar Sinha**  
Director  
DIN: 09127387

Place: Mumbai  
Date : April 16, 2025



**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2025****A. Equity share capital**

Particular	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
<b>Authorised Share Capital</b>		
100000 Equity Shares of Rs. 10/- each	<b>10.00</b>	10.00
<b>Issued, Subscribed &amp; Paid Up Capital</b>		
100000 Equity Shares of Rs. 10/- each	<b>10.00</b>	10.00

**B. Other Equity**

Particular	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
<b>Retained earnings</b>		
As per Last Balance Sheet	<b>2,065.95</b>	1,519.95
Add: Transferred from Statement of Profit & Loss	<b>582.68</b>	552.72
	<b>2,648.63</b>	2,072.67
Less: Dividend paid during the year	<b>(1,000.00)</b>	–
Less: Other Comprehensive Income / (Loss) for the year (net of tax)	<b>2.03</b>	(6.72)
<b>Total</b>	<b>1,650.66</b>	2,065.95

In terms of our report attached

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
Firm's Registration No.117364W/W100739

**Nilesh Shah**  
Partner  
(Membership No. 049660)

Place: Mumbai  
Date : April 16, 2025

For and on behalf of the Board of Directors

**Avinash Ashok Bapat**  
Director  
DIN: 09179587

Place: Mumbai  
Date : April 16, 2025

**Amit Kumar Sinha**  
Director  
DIN: 09127387

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### Note 1. Corporate information:

Mahindra Water Utilities Limited (the Company) is a public company incorporated in India on August 10, 1999, under the provisions of the Companies Act, 1956. The Company is engaged in the operation & maintenance of water and sewage system for M/s. New Tirupur Area Development Corporation Limited, Tirupur. The Company is a subsidiary of Mahindra Infrastructure Developers Limited and the ultimate holding company is Mahindra and Mahindra Limited.

### Note 2. Material accounting policies:

#### 2.1 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015.

#### 2.2 Basis for preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.3 Property, Plant and Equipment:

Property, Plant, and Equipment held for use in the supply of services or for administrative purposes, are stated in the Balance Sheet at cost less depreciation and accumulated impairment losses, if any. Costs comprise purchase price and attributable costs, if any.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives as determined by the Management, using the straight-line method. The estimated useful life as determined by the Management is in line with that prescribed in Schedule II to the Companies Act 2013. The estimated useful lives, residual values, and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. Assets costing individually less than Rs. 5,000 are fully depreciated in the year of purchase.

An item of property, plant, and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant, and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

### 2.4 Impairment of tangible assets:

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

The recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the asset's carrying amount is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.5 Revenue recognition:

Revenue is measured at the fair value of the consideration received or receivable.

- i) Income for services is accounted for as and when services are rendered as per terms of the agreement at the contractual rate and there exists no significant uncertainty as to ultimate realisation.
- ii) Dividend income from investments is recognised when the shareholder's right to receive payment has been established provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably.
- iii) Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### 2.6 Employee benefits

#### Retirement benefit costs and termination benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable), and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Re-measurement recognised in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- re-measurement

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the balance sheet represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

### Short-term and other long-term employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

### 2.7 Lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, has notified Ind AS 116 Leases which replaces the existing lease standard, Ind AS 17 leases and other interpretations. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single, on-balance sheet lease accounting model for lessees. The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less. The lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

### 2.8 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### (i) Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

#### (ii) Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax are recognised in the Statement of Profit and Loss except when they relate to items that are recognised in Other Comprehensive Income, in which case, the current and deferred tax are also recognised in Other Comprehensive Income.

### 2.9 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### 2.10 Financial Instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

#### (i) Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### Financial assets at fair value through profit or loss (FVTPL)

Investments in units of Mutual Funds are classified as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

established, it is probable that the economic benefits associated with the dividend will flow to the Company, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

### Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, trade receivables and other contractual rights to receive cash or other financial asset.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

### Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or

when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety, the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### Foreign exchange gains and losses on financial assets

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss.

## (ii) Financial liabilities and equity instruments

### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of the costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs, and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

### 2.11 New and amended standards

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

#### Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general-purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

#### Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company does not expect this amendment to have any significant impact in its financial statements.

### Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact in its financial statements.

There were certain amendments to standards and interpretations which are applicable for the first time for the period ended 31 March 2025, but either the same are not relevant or do not have an impact on the financial statements of the Company

### Note 3

#### Critical accounting judgments and key sources of estimation uncertainty:

In the application of the Company's accounting policies, which are described in Note 2, the management is required to make judgments, estimates, and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

At the end of the reporting period, there were no key assumptions concerning the future period that may have had a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

### Note 4 - Property, Plant and Equipment

Description of Assets	Plant and Equipment	Office Equipment	Furniture and Fixtures	Vehicles	Total
	In Lakhs	In Lakhs	In Lakhs	In Lakhs	In Lakhs
<b>Balance as at March 31, 2023</b>	<b>40.86</b>	<b>3.60</b>	<b>10.11</b>	<b>57.59</b>	<b>112.17</b>
Additions during the year ended March 31, 2024	0.98	0.41	0.78	–	2.17
Disposal of assets during the year ended March 31, 2024	11.53	2.83	–	1.49	15.85
<b>Balance as at March 31, 2024</b>	<b>30.31</b>	<b>1.17</b>	<b>10.90</b>	<b>56.10</b>	<b>98.49</b>
Additions during the year ended March 31, 2025	0.69	1.55	0.09	–	2.33
Disposal of assets during the year ended March 31, 2025	0.84	0.38	1.47	1.56	4.26
<b>Balance as at March 31, 2025</b>	<b>30.16</b>	<b>2.34</b>	<b>9.52</b>	<b>54.54</b>	<b>96.56</b>
<b>II. Accumulated depreciation</b>					
<b>Balance as at March 31, 2023</b>	<b>30.03</b>	<b>2.28</b>	<b>5.97</b>	<b>11.55</b>	<b>49.84</b>
Depreciation for the year	2.61	0.75	0.87	11.71	15.94
Eliminated on Disposal of assets during the year ended March 31, 2024	11.52	2.83	–	1.03	15.38
<b>Balance as at March 31, 2024</b>	<b>21.13</b>	<b>0.19</b>	<b>6.85</b>	<b>22.22</b>	<b>50.39</b>
Depreciation for the year	2.44	0.59	0.93	9.29	13.25
Eliminated on Disposal of assets during the year ended March 31, 2025	0.84	0.38	1.47	1.19	3.88
<b>Balance as at March 31, 2025</b>	<b>22.73</b>	<b>0.41</b>	<b>6.30</b>	<b>30.33</b>	<b>59.76</b>
<b>Net carrying amount (I-II)</b>					
<b>Balance as at March 31, 2025</b>	<b>7.43</b>	<b>1.94</b>	<b>3.22</b>	<b>24.21</b>	<b>36.80</b>
Balance as at March 31, 2024	9.19	0.98	4.05	33.88	48.10

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### Note 5 - Trade receivables

Particulars	As at March 31, 2025	As at March 31, 2024
	Current	Non Current
	In Lakhs	In Lakhs
Trade receivables considered good - secured	–	–
Trade receivables considered good - Unsecured	478.51	1,890.58
Trade receivables which has significant increase in credit risk	–	–
Trade receivables - credit impaired	111.13	50.99
<b>Total</b>	<b>589.64</b>	<b>1,941.57</b>
Provision for expected credit loss	(111.13)	(50.99)
<b>Total Trade receivables</b>	<b>478.51</b>	<b>1,890.58</b>

#### Trade receivables

The entire trade receivables balance as at March 31, 2025 is due from M/s. New Tirupur Area Development Corp. Ltd., the sole client of the Company.

The average credit period on invoice for services is 15 days. No interest is charged on trade receivables.

The concentration of credit risk is high, since the entire trade receivables are due from only one client, M/s. New Tirupur Area Development Corp. Ltd.

#### Reconciliation of loss allowance provision for Trade Receivables

Particulars	As at March 31, 2025	As at March 31, 2024
	In Lakhs	In Lakhs
Balance as at beginning of the year	50.99	27.53
Impairment losses/Gain recognised in the year based on 12 month expected credit losses		
On receivables originated in the year	–	–
Other receivables	60.14	23.46
Amount written-off during the year	–	–
Balance at end of the year	111.13	50.99

#### Trade Receivables Ageing Schedule

Particulars	As at March 31, 2025							Total
	Unbilled	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	–	215.08	41.62	58.38	93.49	69.93	–	478.51
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	–	–	–	–	–	–	–	–
(iii) Undisputed Trade Receivables – credit impaired	–	–	–	2.49	24.32	32.48	51.85	111.13
(iii) Disputed Trade Receivables considered good	–	–	–	–	–	–	–	–
(iv) Disputed Trade Receivables - which have significant increase in credit risk	–	–	–	–	–	–	–	–
(vi) Disputed Trade Receivables – credit impaired	–	–	–	–	–	–	–	–
<b>Total</b>	<b>–</b>	<b>215.08</b>	<b>41.62</b>	<b>60.87</b>	<b>117.81</b>	<b>102.41</b>	<b>51.85</b>	<b>589.64</b>



**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025**

Particulars	As at 31 March 2024							Total
	Unbilled	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	–	195.80	1,095.36	472.68	102.41	1.96	22.37	1,890.58
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	–	–	–	–	–	–	–	–
(iii) Undisputed Trade Receivables – credit impaired	–	–	–	–	6.41	0.55	44.03	50.99
(iii) Disputed Trade Receivables considered good	–	–	–	–	–	–	–	–
(iv) Disputed Trade Receivables - which have significant increase in credit risk	–	–	–	–	–	–	–	–
(vi) Disputed Trade Receivables – credit impaired	–	–	–	–	–	–	–	–
<b>Total</b>	<u>–</u>	<u>195.80</u>	<u>1,095.36</u>	<u>472.68</u>	<u>108.82</u>	<u>2.51</u>	<u>66.40</u>	<u>1,941.57</u>

**Note 6 - Other Financial Assets**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Current	Non Current	Current	Non Current
	In Lakhs	In Lakhs	In Lakhs	In Lakhs
<b>Financial assets at amortised cost</b>				
(a) Interest accrued on deposits with bank	11.86	–	6.66	–
(b) Balance with bank held as margin money	–	14.52	12.71	–
(c) Security deposits	2.20	0.11	3.20	0.12
<b>Total</b>	<u>14.06</u>	<u>14.63</u>	<u>22.56</u>	<u>0.12</u>

**Note 7 - Non-current tax assets (net)**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Current	Non Current	Current	Non Current
	In Lakhs	In Lakhs	In Lakhs	In Lakhs
Advance income tax	–	211.31	–	212.53
Advance Fringe benefit tax	–	–	–	0.04
<b>Total</b>	<u>–</u>	<u>211.31</u>	<u>–</u>	<u>212.57</u>

**Note 7.1 - Other assets**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Current	Non Current	Current	Non Current
	In Lakhs	In Lakhs	In Lakhs	In Lakhs
<b>Others</b>				
(a) Gratuity Assets (Net of provision)	–	6.10	–	6.12
(b) Balance with government authorities	87.62	–	30.66	–
(c) Advance to Suppliers	0.02	–	0.03	–
(d) Prepaid Expenses	15.57	–	15.47	–
<b>Total</b>	<u>103.21</u>	<u>6.10</u>	<u>46.16</u>	<u>6.12</u>

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### Note 7.2 - Investment

Particulars	As at March 31, 2025		As at March 31, 2024	
	No. of units	In Lakhs	No. of units	In Lakhs
<b>Investments Carried at: Fair Value Through Profit and Loss</b>				
Investments in Mutual Funds				
Axis Bank Liquid Fund	20,140.48	580.77	—	—
Aditya Birla Sun Life Liquid Fund	86,311.45	361.41	—	—
<b>Total</b>	<b>1,06,451.93</b>	<b>942.18</b>	<b>—</b>	<b>—</b>

### Aggregate amount of unquoted investments:

Mutual Fund Name	NAV	As at	Actual invested	Market Value
		March 31, 2025		as of March 31, 2025
Axis Bank Liquid Fund	2,883.5986	20,140.48	570.60	580.77
Aditya Birla Sun Life Liquid Fund	418.7272	86,311.45	349.20	361.41
			<b>919.80</b>	<b>942.18</b>

### Note 8 - Cash and cash equivalents

Particulars	As at March 31, 2025		As at March 31, 2024	
	In Lakhs		In Lakhs	
(a) <b>Balance with Banks</b>				
(i) In Current Account		8.10		15.83
(ii) In Deposit accounts with original maturity less than 3 Months		—		80.00
(iii) In Dividend Account		7.93		—
		<b>16.03</b>		<b>95.83</b>

### Note 8.1 - Bank Balances other than above

Particulars	As at March 31, 2025		As at March 31, 2024	
	In Lakhs		In Lakhs	
(b) <b>Bank Balances other than above</b>				
Fixed Deposits with maturity greater than 3 months and less than one year		200.00		100.00
<b>Total</b>		<b>200.00</b>		<b>100.00</b>

### Note - 9 Equity Share capital

Particulars	As at March 31, 2025		As at March 31, 2024	
	Nos	In Lakhs	Nos	In Lakhs
<b>Authorised shares:</b>				
Equity Shares of Rs. 10 each	1,00,000	10.00	1,00,000	10.00
	<b>1,00,000</b>	<b>10.00</b>	<b>1,00,000</b>	<b>10.00</b>
<b>Issued, subscribed and fully paid-up shares:</b>				
Equity Shares of Rs.10 each	1,00,000	10.00	1,00,000	10.00
	<b>1,00,000</b>	<b>10.00</b>	<b>1,00,000</b>	<b>10.00</b>

### Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity:	As at March 31, 2025		As at March 31, 2024	
	Nos	In Lakhs	Nos	In Lakhs
Opening Balance	1,00,000	10.00	1,00,000	10.00
<b>Closing Balance</b>	<b>1,00,000</b>	<b>10.00</b>	<b>1,00,000</b>	<b>10.00</b>

### Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share and dividend proportionate to their shareholding. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of the Interim dividend.

In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company. The distribution will be in proportion to the number of equity shares held by the shareholders.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025****Details of shares held by the holding company:**

Particulars	As at March 31, 2025 Number of shares	As at March 31, 2024 Number of shares
Mahindra Infrastructure Developers Limited, the holding company	98,999	98,999

**Details of shareholders holding more than 5% shares in the Company**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% holding	Number of shares	% holding
Mahindra Infrastructure Developers Limited	98,999	99%	98,999	99%

**Additional Information Disclosure Pursuant to Schedule III of Companies Act, 2013 as per MCA notification dated March 24, 2021****Disclosure of shareholding of promoters and percentage of change as at 31 March 2025**

Promoters Name	Shares held by promoter at the end of the year i.e. 31 March 2025		Shares held by promoter at the end of the year i.e. 31 March 2024		% Change during the year
	No of Shares	% of total shares	No of Shares	% of total shares	
Mahindra Infrastructure Developers Limited	98,999	99%	98,999	99%	—
United Utilities Limited	1,001	1%	1,001	1%	—
<b>Total</b>	<b>1,00,000</b>	<b>100%</b>	<b>1,00,000</b>	<b>100%</b>	<b>—</b>

**Disclosure of shareholding of promoters and percentage of change as at 31 March 2024**

Promoters Name	Shares held by promoter at the end of the year i.e. 31 March 2025		Shares held by promoter at the end of the year i.e. 31 March 2024		% Change during the year
	No of Shares	% of total shares	No of Shares	% of total shares	
Mahindra Infrastructure Developers Limited	98,999	0.00%	98,999	0.00%	—
United Utilities Limited	1,001	0.00%	1,001	0.00%	—
<b>Total</b>	<b>1,00,000</b>	<b>0.00%</b>	<b>1,00,000</b>	<b>0.00%</b>	<b>0.00%</b>

**Note 10 - Other Equity**

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
<b>Retaining Earnings</b>		
<b>As per last balance sheet</b>	<b>2,065.95</b>	1,519.95
Add: Profit for the year	582.68	552.72
Dividend paid during the year	(1,000.00)	—
Other Comprehensive Income/(Loss) for the year (net of tax)	2.03	(6.72)
<b>Balance As at March 31, 2025</b>	<b>1,650.66</b>	2,065.95

Retained Earnings represent the cumulative profits of the Company and the effects of remeasurement of defined benefit obligations. The reserve can be utilised in accordance with the provisions of the Companies Act, 2013.

**Note - 11 Trade Payables**

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
Total outstanding dues of Micro and Small enterprises* [Refer Note no: 29]	22.85	11.07
Total outstanding dues of creditors other than micro and small enterprises	67.62	71.65
<b>Total</b>	<b>90.47</b>	82.72

**Note:**  
Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

**Ageing for trade payable from the due date of payment for each of the category is as follows:**

\* Dues to Micro and Small Enterprises (MSE) have been determined to the extent such parties have been identified on the basis of information collected by management. The amount remaining unpaid at the end of the reporting year to MSE suppliers is pertaining to principal due there on for current year (refer Note 29).

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

Additional Information Disclosure Pursuant to Schedule III of Companies Act, 2013 as per MCA notification dated March 24, 2021

Particulars	As at 31 March 2025						Total
	Unbilled	Not Due	< 1year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	22.85	-	-	-	22.85
Others	-	67.62	-	-	-	-	67.62
Disputed Dues - MSME	-	-	-	-	-	-	-
Disputed Dues - Others	-	-	-	-	-	-	-

Particulars	As at 31 March 2024						Total
	Unbilled	Not Due	< 1year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	11.07	-	-	-	11.07
Others	-	49.43	22.22	-	-	-	71.65
Disputed Dues - MSME	-	-	-	-	-	-	-
Disputed Dues - Others	-	-	-	-	-	-	-

### Note - 12 Other financial Liabilities

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
Payable to employees	87.44	81.29
Deposits received from Service providers	6.30	4.30
Dividend Payable	7.93	-
<b>Total</b>	<b>101.67</b>	<b>85.59</b>

#### Note:

Payable to employees represents amounts payable towards Salary, performance pay and bonus.

Deposits received from Service providers are security deposits received from the service providers as a security towards non-performance of their contract obligations, if any.

### Note - 13 Other Current Liabilities

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
(a) Statutory Dues - Taxes payable (other than income taxes)	13.29	10.80
(b) Interest payable U/s 234B of the Income Tax Act	0.57	0.47
<b>Total</b>	<b>13.86</b>	<b>11.27</b>

### Note - 14 Provisions

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
Provision for employee benefits		
(a) Compensated absences	36.78	28.64
<b>Total</b>	<b>36.78</b>	<b>28.64</b>

### Note - 15 Current Tax Liabilities (net)

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
Provision for tax (net of advance tax)	100.35	96.73
Provision for Fringe Benefit tax (net of advance tax)	-	0.20
<b>Total</b>	<b>100.35</b>	<b>96.93</b>

### Note - 16 Provisions

Particulars	As at March 31, 2025 In Lakhs	As at March 31, 2024 In Lakhs
Provision for employee benefits		
Compensated absences	79.56	82.02
<b>Total</b>	<b>79.56</b>	<b>82.02</b>

### Note - 17 Revenue from Operations

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
(a) Revenue from rendering of services	2,142.45	2,142.45
(b) Revenue from ancilliary services	81.36	108.63
<b>Total</b>	<b>2,223.81</b>	<b>2,251.08</b>

#### Note:

The company had, as per Operation and Maintenance Agreement between the Company and New Tirupur Area Development Corporation Ltd (NTADCL) and subsequent written confirmations received from NTADCL Board, raised operations and maintenance fees' invoices amounting to Rs. 2,907.30 lakhs (including GST of Rs. 443.49 lakhs) and Rs. 2907.30 Lakhs (including GST of Rs. 443.49) for FY23-24 and FY24-25 respectively for services rendered to NTADCL. Such fees invoices include fee escalation, effective for FY23-24 & FY24-25, of 15% amounting Rs. 379. 21 lakhs (including GST of Rs. 57.84 lakhs) and FY24-25 Rs 379.21 (including GST of Rs. 57.84 Lakhs). Part of such invoices remained overdue as the same is not released by NTADCL with certain reasons not known to the Company. However, the Company is confident that the invoices raised are as per the terms of OMA and confirmations received from NTADCL Board and accordingly, will recover all the over dues including the fee escalation amount of 15% in due course. However, as an abundant caution, Company has decided to recognize revenue towards this 15% fees escalation once the discussions and/or other actions towards the recovery of such amounts are concluded.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### Note - 18 Other Income

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
(a) Interest Income on financial assets carried at amortised cost		
(i) Bank deposits	21.17	23.28
(b) Gain Classified as Fair Value through P&L		
(i) AXIS Liquid Fund	30.81	—
(ii) ABSL Liquid Fund	61.41	—
(c) Gain on Sale of Property, plant and equipment	0.04	0.11
(d) Miscellaneous Income	—	1.56
<b>Total</b>	<b>113.43</b>	<b>24.95</b>

### Note - 19 Employee Benefits Expenses

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
(a) Salaries and wages	749.72	748.89
(b) Contribution to provident and other funds (See below Note)	31.48	30.91
(c) Staff welfare expenses	22.92	22.03
<b>Total</b>	<b>804.12</b>	<b>801.83</b>

#### Note:

Salaries and wages include: Salaries, wages, bonus, compensated absences and all other amounts payable to employees in respect of services rendered as per their employment terms under a contract of service / employment.

Contribution to provident fund and other funds includes contributions to Provident Fund, ESI, Labour Welfare Fund and gratuity fund with LIC.

### Note - 20 Finance Cost

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
Interest on delayed/deferred payment of income tax	0.56	0.33
Interest on Intercompany Loan	—	0.14
<b>Total</b>	<b>0.56</b>	<b>0.47</b>

### Note - 21 Other Operating Expenses

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
(a) Rent including lease rentals	3.30	3.30
(b) Rates and taxes	2.48	2.27
(c) Repairs and maintenance - Machinery	29.58	28.64
(d) Repairs and maintenance - Others	10.85	8.56
(e) Software Expenses	5.42	5.54
(f) Hire and Service Charges	449.58	447.20
(h) Vehicle running expenses	80.59	78.56
<b>Total</b>	<b>581.80</b>	<b>574.06</b>

### Note - 22 Other Expenses

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
(a) Insurance	38.74	37.73
(b) Repairs and maintenance - Office	5.42	3.50
(c) Legal and professional charges	6.42	6.11
(d) Printing & Stationery	5.20	5.35
(e) Postage and telephone	7.85	8.33
(f) Provision for doubtful trade receivables	60.14	23.46
(g) Expenditure on corporate social responsibility (CSR) under section 135 of the Companies Act, 2013.	17.30	19.40
(h) Loss on Sale of Assets	—	0.11
(i) Payment to auditors (refer Note (i) below)	14.92	12.62
(j) Directors Fee	—	0.70
(k) Miscellaneous Expenses	8.55	11.01
<b>Total</b>	<b>164.54</b>	<b>128.32</b>

#### Note (i) Payment to Auditors

Particulars:	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
Payment to auditors (net of GST input credit)		
For Statutory audit	11.22	8.96
For Certification and other services	3.70	3.66
For Out of pocket expenses	—	—
<b>Total</b>	<b>14.92</b>	<b>12.62</b>

### Note - 23 Current Tax and Deferred Tax

#### (a) Income Tax recognised in profit or loss

Particulars	For the Year ended March 31, 2025 In Lakhs	For the Year ended March 31, 2024 In Lakhs
<b>Current Tax:</b>		
In respect of current year	210.39	212.13
<b>Deferred Tax:</b>		
In respect of current year origination and reversal of temporary differences	(20.10)	(9.44)
Adjustments due to changes in tax rates	—	—
	(20.10)	(9.44)
<b>Total income tax expense</b>	<b>190.29</b>	<b>202.69</b>

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### (b) Income tax recognised in other Comprehensive income

Particulars	For the Year ended March 31, 2025	For the Year ended March 31, 2024
	In Lakhs	In Lakhs
Deferred tax related to items recognised in other comprehensive income during the year:		
Remeasurement of defined benefit Liabilities/(Assets)	0.68	(2.26)
<b>Total</b>	<b>0.68</b>	<b>(2.26)</b>
<b>Classification of income tax recognised in other comprehensive income</b>		
Income taxes related to items that will not be reclassified to profit or loss	0.68	(2.26)
<b>Total</b>	<b>0.68</b>	<b>(2.26)</b>

### (c) Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For the Year ended March 31, 2025	For the Year ended March 31, 2024
	In Lakhs	In Lakhs
<b>Profit before tax</b>	<b>772.97</b>	<b>755.41</b>
Income tax expense calculated at 25.170% #	194.54	190.12
Reduction in tax rate	—	—
Effect of income that is exempt from taxation	—	—
Effect of expenses that is non-deductible in determining taxable profit	(4.25)	12.57
Income tax expense recognised In profit or loss	190.29	202.69

# The tax rate used for the March 31, 2025 and March 31, 2024 in reconciliations above is the corporate tax rate of 25.170% (including surcharge and cess) payable by corporate entities in India on taxable profits under Indian Income Tax Laws.

### (d) Movement of Deferred Tax

Particulars	For the Year ended March 31, 2025			
	Opening Balance	Recognised in profit and Loss	Recognised in Other comprehensive income	Closing Balance
	In Lakhs	In Lakhs	In Lakhs	In Lakhs
<u>Tax effect of items constituting deferred tax assets</u>				
Property, Plant and Equipment	0.97	2.74	—	3.71
Employee Benefits	0.96	0.11	—	1.07
Expenses allowable on actual payment	27.86	1.44	—	29.30
Provisions	12.83	15.14	—	27.97
Gratuity Provision	(1.54)	0.69	(0.68)	(1.54)
<b>Net Tax Asset (Liabilities)</b>	<b>41.08</b>	<b>20.12</b>	<b>(0.68)</b>	<b>60.51</b>

Particulars	For the Year ended March 31, 2024			
	Opening Balance	Recognised in profit and Loss	Recognised in Other comprehensive income	Closing Balance
	In Lakhs	In Lakhs	In Lakhs	In Lakhs
<u>Tax effect of items constituting deferred tax assets</u>				
Property, Plant and Equipment	2.61	(1.63)	—	0.97
Employee Benefits	0.89	0.07	—	0.96
Expenses allowable on actual payment	18.24	9.62	—	27.86
Provisions	6.93	5.90	—	12.83
Gratuity Provision	0.72	(4.52)	2.26	(1.54)
<b>Net Tax Asset (Liabilities)</b>	<b>29.38</b>	<b>9.44</b>	<b>2.26</b>	<b>41.08</b>

### Note - 24 Earnings per Share

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Basic Earnings per share	582.68	552.72
Diluted Earnings per share	582.68	552.72
	<b>582.68</b>	<b>552.72</b>

#### Basic earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

Particulars	For the year ended March 31, 2025 In Lakhs	For the year ended March 31, 2024 In Lakhs
Profit for the year attributable to owners of the Company	582.68	552.72
Earning used in the calculation of basic and diluted earnings per share	582.68	552.72
Weighted average number of equity shares for the purposes of basic and diluted earnings per share (Face value per share Rs.10)	1,00,000	1,00,000
Earnings per share - Basic & Diluted (In Rupees.)	582.68	552.72

### Note - 25 Financial Instruments

#### Capital management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The company monitors capital on the basis of the carrying amount of equity presented on the face of the statement of financial position.

The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. 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.



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

	31-Mar-25	31-Mar-24
Equity	1,660.66	2,075.95
Less : Cash and Bank Balances	(216.03)	(195.83)
	<u>1,444.63</u>	<u>1,880.12</u>

## Categories of financial assets and financial liabilities

	As at March 31, 2025			
	Amortised Costs** In Lakhs	FVTPL In Lakhs	FVOCI In Lakhs	Total In Lakhs
<b>Non-current Assets</b>				
Trade Receivables	-	-	-	-
Other Financial Assets	-	-	-	-
– Non Derivative Financial Assets	14.63	-	-	14.63
<b>Current Assets</b>				
Investments	942.18	-	-	942.18
Trade Receivables	478.51	-	-	478.51
Cash and Cash Equivalents	16.03	-	-	16.03
Other Bank Balances	200.00	-	-	200.00
Loans and advances	-	-	-	-
Other Financial Assets	-	-	-	-
– Non Derivative Financial Assets	14.06	-	-	14.06
<b>Current Liabilities</b>				
Trade Payables	90.47	-	-	90.47
Other Financial Liabilities	-	-	-	-
– Non Derivative Financial Liabilities	101.67	-	-	101.67

	As at March 31, 2024			
	Amortised Costs** In Lakhs	FVTPL In Lakhs	FVOCI In Lakhs	Total In Lakhs
<b>Non-current Assets</b>				
Trade Receivables	-	-	-	-
Other Financial Assets	-	-	-	-
– Non Derivative Financial Assets	0.12	-	-	0.12
– Loans and advances	-	-	-	-
<b>Current Assets</b>				
Investments	-	-	-	-
Trade Receivables	1,890.58	-	-	1,890.58
Cash and Cash Equivalents	95.83	-	-	95.83
Other Bank Balances	100.00	-	-	100.00
Loans and advances	-	-	-	-
Other Financial Assets	-	-	-	-
– Non Derivative Financial Assets	22.56	-	-	22.56
<b>Current Liabilities</b>				
Trade Payables	82.72	-	-	82.72
Other Financial Liabilities	-	-	-	-
– Non Derivative Financial Liabilities	85.59	-	-	85.59

\*\* The Company considers that the carrying amount of these financial instruments recognised in the financial statements approximate their fair values.

## Financial Risk Management Framework

The Company's activities expose it to financial risks - credit risk and liquidity risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

## CREDIT RISK

## Credit risk management

- (i) Credit risk arises when a counterparty defaults on its contractual obligations to pay resulting in financial loss to the Company. The company has only one client for whom the operation and maintenance services are rendered. The Company has reached a settlement with its customers and has a approved payment schedule in place and also revenue terms for the future period.

The Company is not subject to any externally imposed capital requirements.

There is no change in estimation techniques or significant assumptions during the reporting period.

## LIQUIDITY RISK

## (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term, medium-term and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

## (ii) Maturities of financial liabilities

The following table details the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amounts disclosed in the table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

Particulars	Less than 1 Year In Lakhs	1-3 Years In Lakhs	3 Years to 5 Years In Lakhs	5 years and above In Lakhs
<b>Non-derivative financial liabilities</b>				
<b>31-Mar-25</b>				
Non-interest bearing	192.14	-	-	-
Total	<u>192.14</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>31-Mar-24</b>				
Non-interest bearing	168.31	-	-	-
Total	<u>168.31</u>	<u>-</u>	<u>-</u>	<u>-</u>

## (iii) Maturities of financial assets

The following table details the Company's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

Particulars	Less than 1 Year In Lakhs	1-3 Years In Lakhs	3 Years to 5 Years In Lakhs	5 years and above In Lakhs
<b>Non-derivative financial assets</b>				
<b>31-Mar-25</b>				
Non-interest bearing	1,650.78	14.52	–	0.11
<b>Total</b>	<b>1,650.78</b>	<b>14.52</b>	<b>–</b>	<b>0.11</b>
<b>31-Mar-24</b>				
Non-interest bearing	2,096.26	12.71	–	0.12
<b>Total</b>	<b>2,096.26</b>	<b>12.71</b>	<b>–</b>	<b>0.12</b>

### Note - 26 Employee benefits

#### (a) Defined Contribution Plan

The Company's contribution to Provident Fund aggregating Rs. 25.57 Lakhs (2024 : Rs. 25.14 Lakhs) has been recognised in the Statement of Profit or Loss under the head Employee Benefits Expense.

#### (b) Defined Benefit Plans:

##### Gratuity

The Company operates a gratuity plan covering qualifying employees. The benefit payable is the greater of the amount calculated as per the Payment of Gratuity Act, 1972 or the Company scheme applicable to the employee. The benefit vests upon completion of five years of continuous service and once vested it is payable to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting. The Company makes annual contribution to the group gratuity scheme administered by the Life Insurance Corporation of India through its Gratuity Trust Fund.

Through its defined benefit plans the Company is exposed to a number of risks, the most significant of which are detailed below:

##### Asset volatility

The plan liabilities are calculated using a discount rate set with references to government bond yields; if plan assets under perform compared to the government bonds discount rate, this will create or increase a deficit. The defined benefit plans hold a significant proportion of equity type assets, which are expected to outperform government bonds in the long-term while providing volatility and risk in the short-term.

As the plans mature, the Company intends to reduce the level of investment risk by investing more in assets that better match the liabilities.

However, the Company believes that due to the long-term nature of the plan liabilities and the strength of the supporting group, a level of continuing equity type investments is an appropriate element of the Company's long term strategy to manage the plans efficiently.

##### Changes in bond yields

A decrease in government bond yields will increase plan liabilities, although this is expected to be partially offset by an increase in the value of the plans' bond holdings and interest rate hedging instruments.

##### Life expectancy

The majority of the plan's obligations are to provide benefits for the life of the member, so increase in life expectancy will result in an increase in the plan's liabilities. This is particularly significant in the Company's defined benefit plans, where inflationary increases result in higher sensitivity to changes in life expectancy.

##### Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

**Note:** An entity shall disclose description of any plan amendments, curtailments and settlements.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

	Valuation as at	
	31-Mar-25	31-Mar-24
Discount rate(s)	6.54%	7.18%
Expected rate(s) of salary increase	8.00%	8.00%
Expected rate of return on plan assets	6.54%	7.18%

##### Attrition rate

	Valuation as at	
	31-Mar-25	31-Mar-24
Age (Years)		
21 - 30		
31 - 40	21.21% p.a for all service groups	21.21% p.a for all service groups
41 - 50		
51 - 59		

##### Defined benefit plans – as per actuarial valuation on March 31, 2025

Particulars	Funded Plan Gratuity	
	2025 In Lakhs	2024 In Lakhs
Amounts recognised in the Statement of Profit and Loss are as follows:		
1. Current service cost	6.36	5.55
2. Past Service Credit	–	–
3. Interest on net defined benefit liability/ (asset)	(0.44)	0.21
<b>Components of defined benefit costs recognised in profit or loss</b>	<b>5.92</b>	<b>5.76</b>
Remeasurement on the net defined benefit liability	–	–
Return on plan assets (excluding amount included in net interest expense)	0.38	(0.32)
Actuarial (gains) and losses arising from changes in financial assumptions	2.18	(6.41)
Actuarial (gains) and losses arising from changes in demographic assumptions	–	–
Actuarial (gains) and losses arising from experience adjustments	(5.26)	15.70
Change in asset ceiling, excluding amounts included in interest expenses	–	–
<b>Components of defined benefit costs recognised in other comprehensive income</b>	<b>(2.71)</b>	<b>8.97</b>

##### I. Net Asset/(Liability) recognised in the Balance Sheet as at March 31, 2025

1. Present value of defined benefit obligation as at March 31,	(124.43)	(115.30)
2. Fair value of plan assets as at March 31,	130.53	121.42
3. Surplus/(Deficit)	(6.10)	6.12
4. Amount not recognised due to asset limit	–	–
5. Current portion of the above	–	–
6. Non current portion of the above	(6.10)	6.12

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

Particulars	Funded Plan Gratuity	
	2025 In Lakhs	2024 In Lakhs
<b>II. Change in the obligation during the year ended March 31, 2025</b>		
1. Present value of defined benefit obligation at the beginning of the year	115.30	99.30
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	—	—
3. <i>Expenses Recognised in Profit and Loss Account</i>		
— Current Service Cost	6.36	5.55
— Past Service Cost	—	—
— Interest Expense (Income)	8.28	7.26
4. <i>Recognised in Other Comprehensive Income</i>		
<i>Remeasurement (gains)/losses</i>		
— Actuarial Gain (Loss) arising from:		
i. Demographic Assumptions	—	—
ii. Financial Assumptions	2.17	(6.41)
iii. Experience Adjustments	(5.26)	15.70
5. Benefit payments	(2.42)	(6.10)
6. Others (Specify)	—	—
7. <b>Present value of defined benefit obligation at the end of the year</b>	<b>124.43</b>	<b>115.30</b>
<b>III. Change in fair value of plan assets during the year ended March 31,</b>		
1. Fair value of plan assets at the beginning of the year	121.42	96.43
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	—	—
3. <i>Expenses Recognised in Profit and Loss Account</i>		
— Expected return on plan assets	8.72	7.05
4. <i>Recognised in Other Comprehensive Income</i>		
<i>Remeasurement gains/(losses)</i>		
— Actual Return on plan assets in excess of the expected return	(0.38)	0.32
5. Contributions by employer (including benefit payments)	3.19	23.73
6. Benefit payments	(2.42)	(6.10)
7. <b>Fair value of plan assets at the end of the year</b>	<b>130.53</b>	<b>121.42</b>
<b>IV. The Major categories of plan assets</b>		
— Insurer managed funds (Non Quoted Value)	130.53	121.42

**Notes:**

The current service cost and net interest expenses for the year is included in the "Employee benefits expenses" line item in the statement of profit and loss.

The remeasurement of the net defined benefit liability is Included-in other comprehensive income.

**V The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:**

Principal assumption		Impact on defined benefit obligation	
		Increase in assumption	Decrease in assumption
Discount rate	2025	3.63	3.16
	2024	3.41	3.16
Salary growth rate	2025	3.54	3.34
	2024	3.35	3.16

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.

The methods and types of assumptions used in preparing the sensitivity analyses did not change compared to previous period.

**VI Maturity profile of defined benefit obligation:**

	2025	2024
Expected benefits for year 1	41.56	26.01
Expected benefits for year 2	18.79	31.76
Expected benefits for year 3	15.12	15.00
Expected benefits for year 4	12.95	12.04
Expected benefits for year 5	11.52	10.25
Expected benefits for year 6 to 10	36.13	33.98
Expected benefits for year 11 and above	18.84	18.43

**VII Plan Assets**

The fair value of Company's pension plan asset as of March 31, 2025 and 2024 category are as follows:

	2025	2024
Asset category:		
Cash and cash equivalents	—	—
Debt instruments (quoted)	—	—
Debt instruments (unquoted)	—	—
Equity instruments (quoted)	—	—
Deposits with Insurance companies	130.53	121.42
	<b>130.53</b>	<b>121.42</b>

The Company's policy is driven by considerations of maximizing returns while ensuring credit quality of the debt instruments. The asset allocation for plan assets is determined based on investment criteria prescribed under the Indian Income Tax Act, 1961, and is also subject to other exposure limitations. The Company evaluates the risks, transaction costs and liquidity for potential investments. To measure plan asset performance, the Company compares actual returns for each asset category with published benchmarks.

The weighted average duration of the defined benefit obligation as at March 31, 2025 is 4 years (2024: 4 years)

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### VIII. Experience Adjustments :

	2025	2024	Year ended 2023 Gratuity	2022	2021
1. Defined Benefit Obligation	124.43	115.30	99.30	98.40	90.58
2. Fair value of plan assets	130.53	121.42	96.43	99.64	86.84
3. Surplus/(Deficit)	6.12	6.12	(2.87)	1.23	(3.74)
4. Experience adjustment on plan liabilities [(Gain)/Loss]	(5.26)	15.70	(3.39)	(1.75)	(5.16)
5. Experience adjustment on plan assets [Gain/(Loss)]	0.38	(0.32)	0.66	(0.18)	(0.10)

The expected rate of return on plan assets is based on the average long term rate of return expected on investments of the fund during the estimated term of obligation.

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

### Note - 27 Related Party Transactions

Name of the related party	Relationship
Mahindra & Mahindra Limited	Ultimate Holding Company
Mahindra Lifespace Developers Limited	Parent of the Holding Company
Mahindra Infrastructure Developers Limited	Holding Company

**Note:** Relationships between a parent and its subsidiaries shall be disclosed irrespective of whether there have been transactions between them. An entity shall disclose the name of its parent and, if different, the ultimate controlling party. If neither the entity's parent nor the ultimate controlling party produces consolidated financial statements available for public use, the name of the next most senior parent that does so shall also be disclosed.

### List of other related parties & relationships

Name of the related party	Relationship
Mahindra & Mahindra Financial Services Limited	Fellow subsidiary
Mahindra Rural Housing Finance Limited	Fellow subsidiary

### List of Key Management Personnel (KMP)

Name of the related party	Relationship
Mr. K M Pugezhendhi	Chief Executive Officer

Details of transaction between the Company and its related parties are disclosed below:

Nature of transactions with Related Parties	Mahindra & Mahindra Limited	Mahindra & Mahindra Financial Services Limited	Mahindra Infrastructure Developers Limited	Mahindra Lifespace Developers Limited	Key Management Personnel	Total
	In Lakhs	In Lakhs	In Lakhs	In Lakhs	Rupees	In Lakhs
Loan taken from related party	—	—	—	—	—	—
	—	—	—	(600.00)	(—)	(600.00)
Repayment of loan by related party	—	—	—	—	—	—
	—	—	—	(600.00)	(—)	(600.00)
Interest on loan to related party	—	—	—	—	—	—
	(—)	(—)	—	(0.14)	(—)	(0.14)
Managerial Remuneration	—	—	—	—	66.92	66.92
	(—)	(—)	(—)	(—)	(—)	(—)
Dividend paid	—	—	989.99	—	—	989.99
	(—)	(—)	(—)	(—)	(—)	—
Professional Charges	1.00	—	—	—	—	1.00
	(1.18)	(—)	(—)	(—)	(—)	(1.18)
Software expenses	0.93	—	—	—	—	0.93
	(1.76)	(—)	(—)	(—)	(—)	(1.76)
Sitting Fees	—	—	—	—	—	—
	(—)	(—)	(—)	(—)	(0.70)	(0.70)

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

Nature of Balances with Related Parties	Mahindra & Mahindra Limited	Mahindra & Mahindra Financial Services Limited	Mahindra Infrastructure Developers Limited	Mahindra Lifespace Developers Limited	Key Management Personnel	Total
	In Lakhs	In Lakhs	In Lakhs	In Lakhs	In Lakhs	In Lakhs
Trade payables	0.05	—	—	—	—	0.05
	(—)	(—)	(—)	(—)	(—)	(—)

- Note:** (i) Previous year's figures are in brackets.  
(ii) Trade payables to related parties represent dues on account of services rendered and do not contain guarantee transactions.  
(iii) 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 that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).  
(iv) 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 Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

**Note 28 - Disclosure pursuant to Ind AS 115 "Revenue from Contracts with Customers":**

Particular	For the year ended March 31, 2025	For the year ended March 31, 2024
1 Details of revenue from contract with customer recognised by the Company, net of indirect taxes in its statement of Profit and loss.		
Rendering of Services	2,223.81	2,251.08
2 Impairment loss on trade receivables recognised/(written back) in the Statement of profit and loss based on evaluation under Ind AS 109	60.14	23.46
3 <b>Disaggregate Revenue</b>		
<b>Particular</b>	<b>For the year ended March 31, 2025</b>	<b>For the year ended March 31, 2024</b>
<b>Revenue based on market or customer type</b>		
Government/bodies established by Government	2,223.81	2,251.08
Other than Government	—	—
	2,223.81	2,251.08
<b>Revenue based on its geographical location</b>		
Within India	2,223.81	2,251.08
Overseas locations	—	—
	2,223.81	2,251.08
<b>Revenue based on its timing of recognition</b>		
Point in time	—	—
Over a period of time	2,223.81	2,251.08
	2,223.81	2,251.08
4 <b>Reconciliation of revenue from contract with customer</b>		
<b>Particular</b>	<b>For the year ended March 31, 2025</b>	<b>For the year ended March 31, 2024</b>
Revenue from contract with customer as per the contract price	2,223.81	2,251.08
Adjustments made to contract price on account of :-	—	—
Discounts/Rebates/Incentives	—	—
Sales Returns/Reversals	—	—
Deferment of revenue	—	—

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

Particular	For the year ended March 31, 2025	For the year ended March 31, 2024
Changes in estimates of variable consideration	—	—
Recognition of revenue from contract liability out of opening balance of contract liability"	—	—
Any other adjustments	—	—
Revenue from contract with customer as per the statement of Profit and Loss	<b>2,223.81</b>	2,251.08

### 5 Breakup of Revenue into contracts entered in previous year and in current year

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Revenue from PO/ contract/agreement entered into previous year	<b>2,223.81</b>	2,251.08
Revenue from New PO/ contract/agreement entered into current year	—	—
Total Revenue recognised during the period	<b>2,223.81</b>	2,251.08

### Note 29 - Details of Dues to Micro And Small Enterprises

Particulars	March 31, 2025	March 31, 2024
<b>Current</b>		
a) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year		
<b>Principal</b>	<b>22.85</b>	11.07
<b>Interest</b>	—	—
b) The amount of interest paid by the buyer in terms of Section 16 along with the amount of the payment made to the supplier beyond the appointed day during the year	—	—
<b>Principal</b>	—	—
<b>Interest</b>	—	—
c) The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified	—	—
d) The amount of interest accrued and remaining unpaid at the end of the year	—	—
e) 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 of Micro, Small and Medium Enterprises Development Act, 2006	—	—

This information has been determined to the extent such parties have been identified on the basis intimation received from the "suppliers" regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006.

### Note - 30 Corporate Social Responsibility

(a) Gross amount required to be spent by the company during the year - Rs.17.30 Lakhs

(b) Amount spent during the year on (give categories):

Particulars	Amount spent	Amount yet to be paid	Total Amount
Education of the girl Child	8.65	—	<b>8.65</b>
Plantation of Trees	8.65	—	<b>8.65</b>
<b>Total</b>	<b>17.30</b>	—	<b>17.30</b>



**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025****Note: 31 Ratios****Ratio Analysis and its elements**

<b>Sr No</b>	<b>Ratios</b>	<b>Year ended March 31, 2025</b>	<b>Year ended March 31, 2024</b>	<b>Variance</b>
1	Current Ratio : (Total Current Assets/Current liabilities) [Current liabilities: Total current liabilities-Current maturities of non-current borrowings and lease obligations] The variation in current ratio as on March 31, 2025 compared to March 31, 2024 is due to decrease in the receivables during the year	5.11	7.06	-28%
2	Net debt equity ratio : (Net debt/equity) [Net debt: Non-current borrowing + Current borrowings] [Equity: Equity Share Capital + Other equity]	—	—	—
3	Debt service coverage ratio : (EBIT/(Net finance charges+Interest income from group companies+Scheduled principal of non-current borrowings and lease obligations during the year) [EBIT: Profit / (Loss) before taxes + Net finance charges] [Net finance charges : Interest cost (excluding interest on current borrowings) - Interest Income] In respect of current , there were no interest costs associated with borrowings; therefore, the Debt Service Coverage Ratio (DSCR) is not applicable.	—	5,536.67	0%
4	Return on Equity : (Profit/(Loss) after tax/Average Equity) [Equity: Equity Share Capital + Other equity + CCPS] The variation in return on equity is due to decrease in the revenue for rendering services.	0.35	0.27	30%
5	Debtors turnover ratio (In days) (Average Trade receivables/Turnover in days) [Turnover: Revenue from operations] The variation in the Debtor turnover ratio is due to increase in receivables	1.88	1.38	36%
6	Trade payables turnover ratio (in days) (Average Trade payables / Expenses) [Expenses : Total Expenses - Finance Cost - Depreciation and amortization expense - employee benefits expenses in respect of retirement benefits - other expenses with respect to rates & taxes, provision for doubtful debts and advances - bad-debts - sundry balances written-off - provision for impairment and foreign exchange gain / (loss)]	8.62	8.72	-1%
7	Net capital turnover ratio (in days) (Average working capital / Turnover) [Working capital: Current assets - Current liabilities] [Current liabilities: Total current liabilities-Current maturities of non-current borrowings and lease obligations]	0.84	0.80	5%
8	Net profit ratio (%) [Net profit after tax / Turnover] The variation during the year is due to increases in other income, mainly in Liquid Fund	0.26	0.25	4%
9	Return on Capital Employed (%) [EBIT / Average Capital employed] [Capital employed: Equity share capital + Other equity + Non-current borrowings+ Current borrowings + Current maturities of long-term debts and leases + Deferred tax Liabilities] The variation during the year is due to Rs.10 Crore dividend paid out of Equity during FY24-25.	0.47	0.36	31%
10	Return on Investments (%) (Net gain / (Loss) on sale of fair value changes of mutual funds / Average investment funds in current investments) The variation during the year is due to decrease in receivables & increase in the PBT	0.37	0.31	19%

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

### Note - 32 : Other Statutory Information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company has no transactions with the companies struck off under Companies Act, 2013.
- (iii) The Company has not entered into any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) The Company is not declared wilful defaulter by Bank or Financial Institution.
- (vi) The Company has not witnessed any delay in filing of registration of Charges.
- (vii) The Company does not have immovable property held in name of the Company.

### Note - 33

The Company's business activity is that of an Operations and Maintenance (O&M) Contractor. All activities of the company revolve around its main business. The company operates only in India. There is a single operating segment as defined by Indian Accounting Standard 108 "Operating Segments".

### Note - 34

The Company has entered into operating lease arrangements for warehouse. The lease is cancellable and for a period of 11 months, renewable by mutual consent. Lease payments recognised in the Statement of Profit and loss is Rs. 3.30 Lakhs (Previous year 3.30 Lakhs)

### Note - 35

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS - 117 Insurance Contracts and amendments to Ind AS 116 - Leases, relating to sale and leaseback transactions. The Company has reviewed the new pronouncements and based on its evaluation has determined that it is not applicable to Company.

### Note - 36

As per Section 123(5) of the Companies Act, 2013, the company must ensure the payment of interim dividends to shareholders within 30 days from the date of declaration by the Board of Directors. In respect of the current year, Based on the Circulation Resolution dated March 24, 2025, the Board of Directors has recommended an interim dividend of Rs. 1,000 per equity share on shares having a face value of Rs. 10 each. The interim dividend is payable to all shareholders registered in the Register of Members as of the board's approval date (the record date). The total estimated dividend, including applicable taxes, amounts to Rs. 10,00,00,000.

MIDL holds 99% of the total shares, while UUI holds 1%. The interim dividend of Rs. 7.93 Lakhs due to UUI remains unpaid, whereas MIDL's dividend was paid on March 27, 2025. As per statutory requirements, the due date for the payment of the interim dividend is April 23, 2025, which marks the completion of the 30-day period from March 24, 2025.

### Note - 37

Disclosure Of Struck Off Companies: The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

### Note - 38

No material events have occurred after the balance sheet date and up to the approval of the financial statements.

### Note - 39

The financial statements were approved for issue by the Board of Directors on April 16th, 2025.

### Note - 40

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure..

In terms of our report attached

**For Deloitte Haskins & Sells Chartered Accountants LLP**  
Chartered Accountants  
Firm's Registration No.117364W/W100739

**Nilesh Shah**  
Partner  
(Membership No. 049660)

Place: Mumbai  
Date : April 16, 2025

**For and on behalf of the Board of Directors**

**Avinash Ashok Bapat**  
Director  
DIN: 09179587

**Amit Kumar Sinha**  
Director  
DIN: 09127387

Place: Mumbai  
Date : April 16, 2025

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF MAHINDRA WORLD CITY (MAHARASHTRA) LIMITED

#### Report on the audit of the Financial Statements

##### Opinion

We have audited the accompanying financial statements of **Mahindra World City (Maharashtra) Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2025 and the Statement of Profit and Loss and Statement of Cash Flows for the year then ended, the Statement of Changes in Equity for the year then ended and Notes to the financial statements, including a summary of significant 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 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its **Loss** and cash flows for the year ended on that date.

##### Basis for Opinion

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

##### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

##### Information other than the financial statements and auditor's report thereon

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

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

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

If, based on the work we have performed, we conclude that if there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Responsibilities of Management and Those Charged with Governance for the financial statements

The Company's 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 and financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### **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 sub-section (11) of section 143 of the Companies Act, 2013, we give in the "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.
  - (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - (g) 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 does not have any pending litigations which would impact its financial statements;

- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were 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, 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
  - v. No dividend has been declared or paid during the year by the Company.
  - vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
3. As required by Section 197(16) of the Act, based on our audit, we report that the Company has not paid remuneration to its directors for the year under audit. Hence, this clause is not applicable to the Company.

**For M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No: 049818  
UDIN: 25049818BMNRGY1873

Place: Mumbai  
Date: 16th April, 2025



**ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT**

- i. As per information provided by the Company to us and examination of the books of accounts, the Company does not have Property, Plant and Equipment and Intangible assets, accordingly, the requirements under paragraph 3 (i) (a), (b), (c), (d) and (e) are not applicable to the Company.
- ii. (a) As per information and explanation provided by the Company to us and examination of the books of accounts, the Company does not have Inventories, accordingly, the requirements under paragraph 3 (ii) (a) are not applicable to the Company.  
(b) As per information and explanation provided by the Company to us, the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iii. (a) As per information and explanation provided by the Company to us, during the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, paragraph 3 (iii) (a) of the Order is not applicable to the Company.
- iv. According to the Information and explanation given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, Investments made, guarantees given and security as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there-under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records as specified under subsection (1) of the section 148 of the Act are not applicable to the Company and hence relevant provisions of the Order is not applicable.
- vii. (a) According to information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues, including income tax, Goods and Service Tax (GST), and other material statutory dues, as applicable, with the appropriate authorities and there are no outstanding as on the last day of the financial year concerned for a period of more than six months. The Company has no obligation under Provident Fund and Employee State Insurance Rules. Payment of Sales Tax, Wealth Tax, Customs and Excise duties and Value Added Tax is not applicable to the Company during the period of Audit period.  
According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.  
(b) According to the records of the company, there are no dues outstanding with respect to income tax, provident fund, employees state insurance, GST and Cess, as applicable, on account of dispute.
- viii. As per information and explanation provided by the Company to us, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the Audit period in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Hence relevant provision of the Order is not applicable.
- ix. According to the records of the company examined by us and the information and explanation given to us, the Company has not defaulted in repayment of any loans since it has not availed of any loans from any bank nor has borrowed from any financial institution. The Company has also not issued any debentures as at the balance sheet date
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or by way of private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.  
(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- xi. (a) During the course of our examination of the books and records of the company, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor any fraud on the Company has been noticed or reported during the year nor have we been informed of any such instance by the management.  
(b) During the course of our examination of the books and records of the company and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the order is not applicable to the Company.



- xii. The Company is not a Nidhi Company and so relevant clause is not applicable.
- xiii. 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 all transactions with related parties have been disclosed in the financial statements.
- xiv. The Company is the unlisted public limited company and does not have paid up share capital of fifty crore rupees or more during the preceding financial year; turnover of two hundred crore rupees or more during the preceding financial year; or outstanding loans or borrowings from banks or public financial institutions exceeding one hundred crore rupees or more at any point of time during the preceding financial year; outstanding deposits of twenty five crore rupees or more at any point of time during the preceding financial year. Hence, section 138 is not applicable and so relevant clause is not applicable.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with any director of the Company.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- xvii. The Company has incurred cash losses in the Audit Period of Rs.3.13 lakhs and in the immediately preceding financial year (FY 2023-24) Rs. 3.94 Lakhs.
- xviii. During the year no statutory auditor's has been resigned, hence relevant clause is not applicable.
- xix. (a) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material

uncertainty exists as on the date of the audit report that 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.

- (b) 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. (a) There were no amounts which were required to be transferred to fund specified under Schedule VII of Companies Act, 2013.
- (b) The company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year. Hence Section 135 is not applicable and so relevant clause is not applicable.
- xxi. Clause (xxi) of the Order is not applicable to the Company since report is of Standalone Financial Statement.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Date: 16<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGY1873

## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF MAHINDRA WORLD CITY (MAHARASHTRA) LIMITED

### Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **Mahindra World City (Maharashtra) Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### Management’s Responsibility for Internal Financial Controls

The Company’s management 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. 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 Companies Act, 2013.

#### 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, 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 authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized 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 March 31, 2025, 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.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Date: 16<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGY1873

**BALANCE SHEET AS AT 31 MARCH, 2025**

Particulars	Note No.	(₹ in lakhs)	
		As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
(a) Investments .....	4	1,707.11	1,707.11
<b>SUB-TOTAL</b> .....		<u>1,707.11</u>	<u>1,707.11</u>
<b>CURRENT ASSETS</b>			
(b) Financial Assets			
(i) Cash and Cash Equivalents .....	5	3.41	6.44
(c) Current Tax Assets .....	6	—	0.06
<b>SUB-TOTAL</b> .....		<u>3.41</u>	<u>6.50</u>
<b>TOTAL ASSETS</b> .....		<u><u>1,710.52</u></u>	<u><u>1,713.61</u></u>
<b>II EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity Share Capital .....	7	2,542.37	2,542.37
(b) Other Equity .....	8	(1,013.26)	(1,010.13)
<b>SUB-TOTAL</b> .....		<u>1,529.11</u>	<u>1,532.24</u>
<b>LIABILITIES</b>			
<b>NON-CURRENT LIABILITIES</b>			
(a) Provisions .....	9	180.45	180.45
<b>SUB-TOTAL</b> .....		<u>180.45</u>	<u>180.45</u>
<b>CURRENT LIABILITIES</b>			
(a) Trade Payables	10		
- total outstanding dues of micro enterprises and small enterprises .....		—	—
- total outstanding dues of trade payables other than micro enterprises and small enterprises .....		0.39	0.39
(b) Provisions .....	9	0.53	0.49
(c) Other Current Liabilities .....	11	0.04	0.04
<b>SUB-TOTAL</b> .....		<u>0.96</u>	<u>0.92</u>
<b>TOTAL</b> .....		<u><u>1,710.52</u></u>	<u><u>1,713.61</u></u>

Summary of Material Accounting Policies

The accompanying notes 1 to 23 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No:117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

**Place : Mumbai****Date: 16/04/2025**

For and on behalf of the Board Directors

**Kiran Kintali**

CEO &amp; CFO

**Snehal Patil**

Company Secretary

ACS 24720

**Place : Mumbai****Date: 16/04/2025****Vimalendra Singh**

Director

DIN: 09128114

**Avinash Bapat**

Director

DIN-09179587

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2025**

(₹ in lakhs)

Particulars	Note No.	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
I Other Income .....	12	0.00	2.81
<b>Total Revenue (I) .....</b>		<b>0.00</b>	<b>2.81</b>
<b>II EXPENSES</b>			
(a) Other expenses .....	13	3.13	4.51
<b>Total Expenses (II) .....</b>		<b>3.13</b>	<b>4.51</b>
<b>III Profit/(loss) before tax .....</b>		<b>(3.13)</b>	<b>(1.70)</b>
<b>IV Tax Expense</b>			
(1) Current tax .....	14	—	—
(2) Tax relating to previous year .....	14	—	4.22
<b>Total tax expense .....</b>		<b>—</b>	<b>4.22</b>
<b>V Profit/(loss) after tax (IV-V) .....</b>		<b>(3.13)</b>	<b>(5.92)</b>
<b>VI Profit/(loss) for the period .....</b>		<b>(3.13)</b>	<b>(5.92)</b>
<b>VII Total comprehensive income for the period</b>		<b>(3.13)</b>	<b>(5.92)</b>
<b>VIII Earnings per equity share :</b>			
(1) Basic / Diluted.....	15	(0.01)	(0.02)

Summary of Material Accounting Policies

The accompanying notes 1 to 23 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No:117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

**Place : Mumbai****Date: 16/04/2025**

For and on behalf of the Board Directors

**Kiran Kintali**

CEO &amp; CFO

**Snehal Patil**Company Secretary  
ACS 24720**Place : Mumbai****Date: 16/04/2025****Vimalendra Singh**

Director

DIN: 09128114

**Avinash Bapat**

Director

DIN-09179587

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH, 2025**

Particulars	(₹ in lakhs)	
	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
<b>Cash flows from operating activities</b>		
(Loss) before tax for the year .....	(3.13)	(1.70)
Adjustments for:		
Interest income .....	(0.00)	(2.81)
Share issue expenses .....	—	0.12
	(3.13)	(4.39)
Movements in working capital:		
(Increase)/Decrease in Other financial assets .....	0.06	(0.03)
Increase/(Decrease) in trade and other payables .....	(0.00)	0.24
Increase/(decrease) in provisions .....	0.00	(2.18)
Increase/(Decrease) in other liabilities .....	0.04	0.15
	0.10	(1.83)
Income taxes paid .....	—	(23.99)
Net cash (used in )/generated from operating activities ( A ) .....	(3.03)	(30.21)
<b>Cash flows from investing activities</b>		
- Matured .....	—	33.00
Interest received on Fixed Deposit .....	0.00	2.81
Net cash Generated from /(used in) Investing activities ( B ) .....	—	35.81
<b>Cash flows from financing activities</b>		
Payment for share issue costs .....	—	(0.12)
Net Cash generated from/(used in) financing activities ( C ) .....	—	(0.12)
<b>Net (decrease)/ increase in cash ( A+B+C ) .....</b>	<b>(3.03)</b>	<b>5.47</b>
Cash and cash equivalents at the beginning of the year/period .....	<b>6.44</b>	<b>0.97</b>
<b>Cash and cash equivalents at the end of the year /period .....</b>	<b>3.41</b>	<b>6.44</b>

## Summary of Material Accounting Policies

The accompanying notes 1 to 23 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No:117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

**Place : Mumbai****Date: 16/04/2025**

For and on behalf of the Board Directors

**Kiran Kintali**

CEO &amp; CFO

**Snehal Patil**

Company Secretary

ACS 24720

**Place : Mumbai****Date: 16/04/2025****Vimalendra Singh**

Director

DIN: 09128114

**Avinash Bapat**

Director

DIN-09179587

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2025**

(₹ in lakhs)

**A. Equity share capital**

<b>As on 31<sup>st</sup> March, 2023</b> .....	<b>117.04</b>
Changes in equity share capital during the year .....	2,425.33
<b>As on 31<sup>st</sup> March, 2024</b> .....	<b>2,542.37</b>
Changes in equity share capital during the year .....	—
<b>As on 31<sup>st</sup> March, 2025</b> .....	<b>2,542.37</b>

**a. Equity share capital****No. of shares**

<b>As on 31<sup>st</sup> March, 2023</b> .....	<b>11,70,400</b>
Changes in equity share capital during the year	
Issue of equity shares .....	2,42,53,300
<b>As on 31<sup>st</sup> March, 2024</b> .....	<b>2,54,23,700</b>
Changes in equity share capital during the year	
Issue of equity shares .....	—
<b>As on 31<sup>st</sup> March, 2025</b> .....	<b>2,54,23,700</b>

**B. Other Equity****Retained earnings**

(₹ in lakh)

<b>Balance as at 31<sup>st</sup> March, 2023</b> .....	<b>(1,004.21)</b>
Profit/(Loss) for the year .....	(5.92)
Other comprehensive income .....	—
Total comprehensive income .....	(5.92)
<b>Balance as at 31<sup>st</sup> March, 2024</b> .....	<b>(1,010.13)</b>
Profit/(Loss) for the year .....	(3.13)
Other comprehensive income .....	—
Total comprehensive income .....	(3.13)
<b>Balance as at 31<sup>st</sup> March, 2025</b> .....	<b>(1,013.26)</b>

Summary of Material Accounting Policies

The accompanying notes 1 to 25 are an integral part of these financial statements

In terms of our report attached

For and on behalf of the Board of Directors

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No:117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

**Kiran Kintali**

CEO &amp; CFO

**Snehal Patil**

Company Secretary

ACS 24720

**Vimalendra Singh**

Director

DIN: 09128114

**Avinash Bapat**

Director

DIN-09179587

**Place : Mumbai****Date: 16/04/2025****Place : Mumbai****Date: 16/04/2025**



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 1. Corporate information

Mahindra World City (Maharashtra) Limited ("the Company") is a public company incorporated in 2005 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, P. K. Kurne Chowk, Worli, Mumbai – 400 018.

The Company is in the business of development of Multi product SEZ in Maharashtra as a joint venture with Maharashtra Industrial Development Corporation (MIDC).

The Company is subsidiary of Mahindra Lifespace Developers Limited, Mumbai, a company incorporated in India. The ultimate parent company is Mahindra & Mahindra Limited.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016.

All assets and liabilities are classified as current if it is expected to realise or settle within 12 months after the Balance Sheet date.

The financial statements are presented in Indian Rupees (Rs.) which is also the Company's functional currency.

The financial statements were approved by the Board of Directors and authorised for issue on 16th April, 2025.

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets up to the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed off, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

### Financial assets and Liabilities

#### 2.3 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

#### 2.4 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### 2.4.1 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

#### 2.4.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

### 2.5 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.5.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

##### 2.5.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

##### 2.5.1.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

### 2.6 Revenue recognition

Revenue on account of sale of services is recognised under the completed service contract method to the extent it is probable that the economic benefit will flow to the Company and the revenue can be reliably measured.

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025**

Dividend income is recognised in the statement of profit and loss when the right to receive payment is established.

Interest Income is accounted for on time proportion basis.

**2.7 Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

**2.7.1 Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

**2.7.2 Deferred tax**

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

**2.7.3 Current and deferred tax for the year**

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

**2.7.4 Minimum Alternate Tax (MAT):**

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

**2.8 Cash and cash equivalents**

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

**2.9 Cash Flow Statement**

Cash flows are reported using the indirect method, whereby profit/ (loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

**3. Use of estimates and judgments**

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

**Note No. 4 - Investments**

Particulars	Face Value (₹)	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
		Nos.	(₹ in lakh)	Nos.	(₹ in lakh)
<b>A. Investments carried at cost or deemed cost</b>					
<b>I. Unquoted Investments (all fully paid)</b>					
<b>Investments in Equity Instruments</b>					
Deep Mangal Developers Private Limited	10	5,29,160	1,706.66	5,29,160	1,706.66
Mahindra Construction Company Limited	10	3,000	0.30	3,000	0.30
Moonshine Construction Private Limited	10	20	0.00	20	0.00
Mahindra Ugine Steel Limited	1	1	0.00	1	0.00
Moonshine Construction Private Limited	10	10	100.00	10	100.00
Rathna Bhoomi Enterprises Private Limited	10	500	0.05	500	0.05

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025**

Particulars	Face Value (₹)	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
		Nos.	(₹ in lakh)	Nos.	(₹ in lakh)
Investments in Preference shares					
- of associate					
7% Non-cumulative redeemable participating optionally convertible preference shares in Moonshine Construction Private Limited	10	4,479	0.45	4,479	0.45
Rathna Bhoomi Enterprises Private Limited	10	1,19,250	11.93	1,19,250	11.93
Prudential Management & Services Private Limited	1	2	0.00	2	0.00
MCCL	1	1	0.00	1	0.00
Investments in Preference shares					
- of associate					
7% Non-cumulative redeemable participating optionally convertible preference shares in Mahindra Knowledge Park Mohali Limited	10	50,000	0.00	50,000	0.00
Total Impairment value for investment carried at cost			(12.28)		(12.28)
			1,707.11		1,707.11

0.00 lakhs denotes amount less than 500/-

**Note No. 5 - Cash and Bank Balances**

Particulars	(₹ in lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Cash and cash equivalents		
(a) Balances with banks	3.41	6.44
<b>Total Cash and cash equivalent</b>	<u>3.41</u>	<u>6.44</u>

**Note No. 6 - Current Tax Asset**

Particulars	(₹ in lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) TDS Receivable	-	0.06
<b>Total Current Tax Assets</b>	<u>-</u>	<u>0.06</u>

**Note No. 7 - Equity Share Capital**

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No. of shares	(₹ in lakh)	No. of shares	(₹ in lakh)
<b>Authorised:</b>				
Equity shares of Rs.10 each with voting rights	2,54,23,700	2,542.37	2,54,23,700	2,542.37
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of Rs.10 each with voting rights	2,54,23,700	2,542.37	2,54,23,700	2,542.37
<b>Total</b>	<u>2,54,23,700</u>	<u>2,542.37</u>	<u>2,54,23,700</u>	<u>2,542.37</u>

**Note No. 7a - Equity Share Capital (Contd.)**

(i) Reconciliation of the number of shares outstanding at the beginning and at the end of the period.

Particulars	Opening Balance	Fresh Issue	Redeemed during the year	Closing Balance
<b>(a) Equity Shares with Voting rights*</b>				
Year Ended 31 <sup>st</sup> March 2024				
No. of Shares	2,54,23,700	-	-	2,54,23,700
Amount	2,542.37	-	-	2,542.37
<b>Year Ended 31<sup>st</sup> March 2025</b>				
No. of Shares	2,54,23,700	-	-	2,54,23,700
Amount	2,542.37	-	-	2,542.37

(ii) Details of shares held by the holding company, the ultimate holding company, their subsidiaries and associates: (details of fully paid and partly paid also needs to be given)

Particulars	No. of Shares		
	Equity Shares with Voting rights	Equity Shares with Differential Voting rights	Others
As at 31 <sup>st</sup> March 2024			
Mahindra Lifespace Developers Ltd.	2,54,23,700	-	-
<b>As at 31<sup>st</sup> March 2025</b>			
Mahindra Lifespace Developers Ltd.	2,54,23,700	-	-

(iii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares/ Name of shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
Mahindra Lifespace Developers Ltd.	2,54,23,700	100.00%	2,54,23,700	100.00%

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025****(iv) Details of shareholdings by the Promoter's of the Company**

Class of shares/ Name of shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights Mahindra Lifespace Developers Ltd.	2,54,23,700	100.00%	2,54,23,700	100.00%
<b>Note No. 8 - Other equity</b>				
			(₹ in lakh)	
		<b>Retained earnings</b>	<b>Total</b>	
<b>Balance at 31<sup>st</sup> March, 2023</b>		<b>(1,004.21)</b>	<b>(1,004.21)</b>	
Profit/(Loss) for the year		(5.92)	(5.92)	
Other comprehensive income		-	-	
<b>Balance at 31<sup>st</sup> March, 2024</b>		<b>(1,010.13)</b>	<b>(1,010.13)</b>	
Profit/(Loss) for the year		(3.13)	(3.13)	
Other comprehensive income		-	-	
<b>Balance at 31<sup>st</sup> March 2025</b>		<b>(1,013.26)</b>	<b>(1,013.26)</b>	

**Note No. 9 - Provisions**

	(₹ in lakh)			
Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Current	Non-Current	Current	Non-Current
(a) Provisions				
Other Provisions	0.53	180.45	0.49	180.45
<b>Total Provisions</b>	<b>0.53</b>	<b>180.45</b>	<b>0.49</b>	<b>180.45</b>

**Note No. 10 - Trade Payables**

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Trade payable - total outstanding Dues of micro enterprises and small enterprises	-	-
Trade payable - total outstanding dues of trade payables other than micro enterprises and small enterprises	0.39	0.39
<b>Total trade payables</b>	<b>0.39</b>	<b>0.39</b>

**Note:**

- (i) No Companies have been identified under the Micro, Small and Medium Enterprises Development Act, 2006 and hence the disclosure as required by Notification No. G.S.R. 719 (E), dated 16 November, 2007 issued by the Ministry of Corporate Affairs is not applicable.

**10 a - Ageing for trade payable from the due date of payment for each of the category is as follows:**

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b><u>Undisputed dues of creditors other than micro enterprises and small enterprises</u></b>		
Unbilled	-	-
Not Due	-	-
0 months - 1 year	0.39	0.39
1-2 Years	-	-
2-3 years	-	-
More than 3 years	-	-
	<b>0.39</b>	<b>0.39</b>

**Note No. 11- Other Current Liabilities**

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Statutory dues</b>		
(a) TDS Payable	0.04	0.04
(b) Provision for tax-Current Year	-	-
<b>Total Other Current Liabilities</b>	<b>0.04</b>	<b>0.03</b>

**Note No. 12 - Other Income**

	(₹ in lakh)	
Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
(a) Interest Income on:		
Bank Deposits	-	0.57
Income Tax Refund*	0.00	-
(b) Miscellaneous Income (liabilities no longer required written back)	-	2.24
<b>Total Other Income</b>	<b>0.00</b>	<b>2.81</b>

\*in thousands

**Note No. 13 - Other Expenses**

	(₹ in lakh)	
Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
(a) Auditors remuneration and out-of-pocket expenses		
(i) As Auditors	0.34	0.34
(b) Other expenses		
(i) Legal and other professional costs	2.79	2.63
(ii) Rates & Taxes	-	1.51
(iii) Miscellaneous expenses	-	0.03
<b>Total Other Expenses</b>	<b>3.13</b>	<b>4.51</b>

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025****Note No. 14 - Current Tax****Income Tax recognised in profit or loss**

Particulars	(₹ in lakh)	
	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
(a) Provision for tax-Current Year	—	—
(b) Tax related to previous year (AY 23-24)	—	4.22
<b>Total income tax expense on continuing operations</b>	<b>—</b>	<b>4.22</b>

**Note No. 15 - Earnings per Share**

Particulars	(₹ in lakh)	
	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Basic Earnings per share</b>		
From continuing operations	(0.01)	(0.02)
<b>Total basic earnings per share</b>	<b>(0.01)</b>	<b>(0.02)</b>
<b>Diluted Earnings per share</b>		
From continuing operations	(0.01)	(0.02)
<b>Total diluted earnings per share</b>	<b>(0.01)</b>	<b>(0.02)</b>

**Particulars**

Profit / (loss) for the year attributable to owners of the Company	(3.13)	(5.92)
Less: Preference dividend and tax thereon	—	—
Profit / (loss) for the year used in the calculation of basic earnings per share	(3.13)	(5.92)
Weighted average number of equity shares	2,54,23,700	2,54,23,700
Earnings per share from continuing operations - Basic	(0.01)	(0.02)

**Note No. 16 - Related Party Transactions**

Related party disclosures as required by Ind As 24 "Related Party Disclosures" are given below.

**Enterprises Controlling the Company**

(₹ in lakh)

1	Mahindra & Mahindra Limited	Ultimate Holding Company
2	Mahindra Lifespace Developers Limited	Holding Company
3	Deep Mangal Developers Private Limited	Subsidiary Company
4	Mahindra World City Developers Limited	Joint Venture of holding company

Particulars	For the year ended	Ultimate Holding Company	Holding Company	Subsidiary	Joint Venture of holding company
<b><u>Nature of transactions with Related Parties</u></b>					
Reimbursement made to parties	31-Mar-25	1.00	—	—	—
	31-Mar-24	—	—	—	—
Availment of Service	31-Mar-25	—	—	—	—
	31-Mar-24	1.18	—	—	—
Employee Benefit	31-Mar-25	—	0.10	—	0.25
	31-Mar-24	—	0.41	—	—

<b><u>Nature of Balances with Related Parties</u></b>	Balances as on	Ultimate Holding Company	Holding Company	Subsidiary	Joint Venture of holding company
Trade payables	31-Mar-25	—	0.108	—	0.27
	31-Mar-24	—	—	—	—

**Notes:**

- During the year, there were no amounts required to be written off or written back in respect of debts due from or to related parties.
- Related parties have been identified by the Management.

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025**

**Note No. 17** - The accounts of the Company for the year ended **31<sup>st</sup> March, 2025** have been prepared on the basis of going concern.

**Note No. 18 - Financial Instruments****Capital management**

The Company's capital management objectives are:

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders
- maintain an optimal capital structure to reduce the cost of capital

The Management of the Company monitors the capital structure using debt ratio which is determined as the proportion of total debt to total equity.

Debt ratios are as follows:

	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Debt (A)	–	–
Equity (B)	1,529.11	1,532.24
Debt Ratio (A/B)	–	–

**Categories of financial assets and financial liabilities**

The following tables shows the carrying amount and fair values of financial assets and financial liabilities by category:

	As at 31 <sup>st</sup> March, 2025			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Investments	1,707.11	–	–	1,707.11
<b>Current Assets</b>				
Investments	–	–	–	–
Trade Receivables	–	–	–	–
Other Bank Balances	3.41	–	–	3.41
<b>Non-current Liabilities</b>				
Borrowings	–	–	–	–
<b>Current Liabilities</b>				
Borrowings	–	–	–	–
Trade Payables	0.39	–	–	0.39
Other Financial Liabilities	–	–	–	–
- Non Derivative Financial Liabilities	–	–	–	–

	As at 31 <sup>st</sup> March, 2024			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Investments	1,707.11	–	–	1,707.11
<b>Current Assets</b>				
Investments	–	–	–	–
Trade Receivables	–	–	–	–
Other Bank Balances	6.44	–	–	6.44
<b>Non-current Liabilities</b>				
Borrowings	–	–	–	–
<b>Current Liabilities</b>				
Borrowings	–	–	–	–
Trade Payables	0.39	–	–	0.39
Other Financial Liabilities	–	–	–	–
- Non Derivative Financial Liabilities	–	–	–	–

**[II] Financial Risk Management Framework**

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

**A) CREDIT RISK**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is not exposed to credit risk .

**B) LIQUIDITY RISK****(i) Liquidity risk management**

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

**(ii) Maturities of financial liabilities**

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years
<b>Non-derivative financial liabilities</b>			
<b>31 March 2025</b>			
<b>Long Term Borrowing</b>			
Long Term Borrowing - Principal	–	–	–
<b>Non-derivative financial liabilities</b>			
<b>31 March 2024</b>			
<b>Long Term Borrowing</b>			
Long Term Borrowing - Principal	–	–	–

**C) MARKET RISK**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

There has been no significant changes to the Company's exposure to market risk or the methods in which they are managed or measured.

**(i) Currency Risk**

The Company undertakes transactions denominated only in Indian Rupees and hence, there is no risk of foreign exchange fluctuations.

**(ii) Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have exposure to the risk of changes in market interest rates.

**(iii) Other price risk**

The Company does not have other price risk.

**Note No. 19 - Fair Value Measurement****Fair Valuation Techniques and Inputs used**

This section explains the judgment and estimates made in determining the fair value of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair value are disclosed in financials statements. To provide an indication about the reliability of the inputs used in determining the fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standards.



# NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Fair value of financial assets and financial liabilities that are not measured at fair value

Particulars	(₹ in lakh)			
	31-Mar-25		31-Mar-24	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
– cash & cash equivalents	3.41	–	6.44	–
<b>Total</b>	<u>3.41</u>	<u>–</u>	<u>6.44</u>	<u>–</u>
<b>Financial liabilities</b>				
Financial liabilities held at amortised cost				
– loans from other entities	–	–	–	–
– other financial liabilities	–	–	–	–
<b>Total</b>	<u>–</u>	<u>–</u>	<u>–</u>	<u>–</u>

Financial assets/ financial liabilities	(₹ in lakh)			
	Fair value hierarchy as at 31 March, 2025			
	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Trade receivables	–	–	–	–
(ii) Cash and cash equivalents	–	3.41	–	3.41
<b>Total</b>	<u>–</u>	<u>3.41</u>	<u>–</u>	<u>3.41</u>

Financial assets/ financial liabilities	(₹ in lakh)			
	Fair value hierarchy as at 31 March, 2025			
	Level 1	Level 2	Level 3	Total
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Long term loan	–	–	–	–
(ii) Other financial liabilities	–	–	–	–
<b>Total</b>	<u>–</u>	<u>–</u>	<u>–</u>	<u>–</u>

Financial assets/ financial liabilities	(₹ in lakh)			
	Fair value hierarchy as at 31 <sup>st</sup> March, 2024			
	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Cash and cash equivalents	–	6.44	–	6.44
<b>Total</b>	<u>–</u>	<u>6.44</u>	<u>–</u>	<u>6.44</u>

Financial liabilities	(₹ in lakh)			
	Fair value hierarchy as at 31 <sup>st</sup> March, 2024			
	Level 1	Level 2	Level 3	Total
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Long term loan	–	–	–	–
(ii) Other financial liabilities	–	–	–	–
<b>Total</b>	<u>–</u>	<u>–</u>	<u>–</u>	<u>–</u>

Note: The Group has not disclosed the fair value for financial instruments, because the carrying amounts are a reasonable approximation of fair value.

## 20 - Financial Ratios

(₹ in lakh)							
	Particulars	Numerator	Denominator	For the year ended 31 March, 2025	For the year ended 31 March, 2024	% Variance	Reason for Variance
a)	Current Ratio	Current Assets	Current Liabilities	3.57	7.08	-49.60%	Decrease in Current Assets
b)	Debt Equity Ratio (Gross)	Debt	Equity	–	–	0.00%	–
c)	Debt Service Coverage Ratio (DSCR)	Earning Available for debt service	Debt Service	–	–	0.00%	Company has repaid the debt.
d)	Return of Equity	Profit/(Loss) After Tax	Average Equity	-0.20%	-0.39%	-47.01%	Company has incurred losses during the current year.
e)	Inventory Turnover ratio	Revenue from Operations	Average Inventory	NA	NA	NA	–
f)	Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables	NA	NA	NA	–
g)	Trade Payable turnover ratio	Cost of Sales	Average Trade payable	NA	NA	NA	–
h)	Net capital turnover ratio,	Revenue from Operations	Average Working Capital (4)	NA	NA	NA	–
i)	Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	0.00%	0.00%	0.00%	Revenue from operations is "Nil" during the year
j)	Return on Capital employed	Earning before interest & taxes	Capital employed	-0.20%	-0.39%	-47.06%	Company has incurred losses during the current year.
k)	Return on investment	Income generated from Investment	Average investments (Gross)	0.00%	0.00%	0.00%	Company has incurred losses during the current year.

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025****Note no. 21 - Additional regulatory information****Details of benami property held**

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

**Relationship with struck off companies**

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

**Wilful defaulter**

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

provide any guarantee, security or the like on behalf of the ultimate beneficiaries

**Undisclosed income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

**Details of crypto currency or virtual currency**

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

- (a) 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, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) No funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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.

**22. Events after the reporting period**

No material events have occurred after the Balance Sheet date and up to the approval of the Financial Statements.

**23. Previous Year Figures**

The figures for the previous year have been regrouped wherever necessary to confirm to current year's grouping.

**For M/s. MAKK & Co.**  
**Chartered Accountants**  
 Firm Registration No:117246W

**Mukesh Maheshwari**  
 Partner  
 Membership No:049818

**Place : Mumbai**  
**Date: 16/04/2025**

For and on behalf of the Board Directors

**Kiran Kintali**  
 CEO & CFO

**Snehal Patil**  
 Company Secretary  
 (ACS 24720)

**Place : Mumbai**  
**Date: 16/04/2025**

**Vimalendra Singh**  
 Director  
 (DIN: 09128114)

**Avinash Bapat**  
 Director  
 (DIN-09179587)

**Form AOC-I**

**Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Account) Rules, 2014.  
Statement containing salient features of financial statements of Subsidiary / Associates / Joint Ventures.**

**Part “A” Subsidiaries**

(₹ in lakh)

<b>Name of Subsidiary</b>	<b>Deep Mangal Developers Limited</b>	<b>Mahindra Knowledge Park (Mohali) Limited</b>
Reporting period of the subsidiary concerned, if different from the holding company's reporting period	NA	NA
Reporting Currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	NA	NA
Share capital	642.01	0.001
Reserves & surplus	(109.87)	(121.88)
Total assets	539.34	0.32
Total Liabilities	7.20	117.20
Investments	0.05	–
Turnover	10.76	6.78
Profit/(Loss) before taxation	(12.30)	4.91
Provision for taxation	–	–
Profit/(Loss) after taxation	(12.30)	4.91
Proposed Dividend	–	–
% of shareholding	82.42%	99.97%

## Notes:

1. No subsidiaries which are yet to commence operations.
2. No subsidiaries which have been liquidated or sold during the year.

**Part “B” Associates/Joint Ventures**

(₹ in lakh)

Name of Associates/Joint Ventures	ASSOCIATES	
	Moonshine Construction Private Limited	Rathna Bhoomi Enterprises Private Limited
Latest Audited Balance Sheet Date	31-Mar-25	31-Mar-25
Shares of Associate/Joint Venture held by the Company on the year end:		
No. of Equity shares held	20	500
Extent of Holding (%)	49.12%	50.00%
Amount of investment in Associates (in Rs.)	200	5,000
Description of how there is significant influence	#	#
Reason why the Associate/joint venture is not consolidated	*	*
Net worth attributable to Shareholding as per latest audited Balance sheet (₹ in lakh)	(15.26)	(14.39)
Profit/(Loss) for the year:		
i) Considered in Consolidation (₹ in lakh)	—	—
ii) Not Considered in Consolidation (₹ in lakh)	1.34	(0.34)

## Notes:

1. No Associates/Joint Venture which are yet to commence operations.
2. No Associates/Joint Venture which have been liquidated or sold during the year.
3. Pursuant to Rule 6 of the Companies (Accounts) Rules, 2014, the Company is exempted from preparation of consolidated financial statements.

# Significant influence due of % of share holding.

\* No control based on control assessment

For and on behalf of the Board Directors

**Vimalendra Singh**

Director

(DIN-09128114)

**Avinash Bapat**

Director

(DIN-09179587)

**Place : Mumbai****Date: 16/04/2025**

## INDEPENDENT AUDITOR'S REPORT

### To the Members of Deep Mangal Developers Private Limited Report on the audit of the financial statements

#### Opinion

We have audited the accompanying financial statements of **M/s. Deep Mangal Developers Private Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2025 and the Statement of Profit and Loss and statement of cash flows for the year then ended, the Statement of Changes in Equity for the year then ended and notes to the financial statements, including a summary of significant 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 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its **Loss** and cash flows for the year ended on that date.

#### Basis for opinion

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

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

#### Information other than the financial statements and auditor's report thereon

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

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

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

If, based on the work we have performed, we conclude that if there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of Management and Those Charged with Governance for the financial statements

The Company's 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 and financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication

#### 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 sub-section (11) of section 143 of the Companies Act, 2013, we give in the "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.

- (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- (g) 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 does not have any pending litigations which would impact its financial statements;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were 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, 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
    - b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and



- c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.
- vi. As required by Section 197(16) of the Act, based on our audit, we report that the Company has not paid remuneration to its directors for the year under audit. Hence, this clause is not applicable to the Company.
- vii. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for

all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818  
Place: Mumbai

Date: 09<sup>th</sup> April 2025  
UDIN: 25049818BMNRGK8959

## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

- i. As per information provided by the Company to us, it does not have any Property, Plant and Equipment and intangible assets as on 31st March, 2025. Accordingly, paragraph 3 (i) (a), (b), (d) and (e) of the orders is not applicable to the company.  
As per information provided by the Company to us, the Company is having a Land as immovable properties and the title deed of such property is on the name of the Company.
- ii. (a) The Company is having inventory and work in progress; and it is physically verified by its management at reasonable intervals. Procedures adopted by the Company's management for physical verification of inventories are adequate and reasonable according to the size and nature of its business.  
(b) As per information and explanation provided by the Company to us, the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iii. As per information and explanation provided by the Company to us, during the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iv. According to the Information and explanation given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, Investments made, guarantees given and security as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there-under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records as specified under subsection (1) of the section 148 of the Act are not applicable to the Company and hence relevant provisions of the Order is not applicable.
- vii. (a) According to information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues, including income tax, Goods and Service Tax (GST), and other material statutory dues, as applicable, with the appropriate authorities and there are no outstanding as on the last day of the financial year concerned for a period of more than six months. The Company has no obligation under Provident Fund and Employee State Insurance Rules. Payment of Sales Tax, Wealth Tax, Customs and Excise duties and Value Added Tax is not applicable to the Company during the period of Audit period.  
(b) According to the records of the company, there are no dues outstanding with respect to income tax, provident fund, employees state insurance, GST and Cess, as applicable, on account of dispute.
- viii. As per information and explanation provided by the Company to us, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the Audit period in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Hence relevant provision of the Order is not applicable.
- ix. According to the records of the company examined by us and the information and explanation given to us, the Company has not defaulted in repayment of any loans since it has not availed of any loans from any bank nor has borrowed from any financial institution. The Company has also not issued any debentures as at the balance sheet date.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or by way of private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.  
(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- xi. (a) During the course of our examination of the books and records of the company, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor any fraud on the Company has been noticed or reported during the year nor have we been informed of any such instance by the management.  
(b) During the course of our examination of the books and records of the company and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the order is not applicable to the Company.  
(c) According to the information and explanation given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii. The Company is not a Nidhi Company and so relevant clause is not applicable.
- xiii. 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 all transactions with related parties have been disclosed in the financial statements.
- xiv. The Company is the private limited company and does not have turnover of two hundred crore rupees or more during the preceding financial year; or outstanding loans or borrowings from banks or public financial institutions exceeding one hundred crore rupees or more at any point of time during the preceding financial year. Hence Section 138 is not applicable and so relevant clause is not applicable.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with any director of the Company.

- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- xvii. The Company has incurred cash loss in the Audit Period of Rs.12.30 lakhs and cash loss in the immediately preceding financial year (FY 2023-24) is Nil.
- xviii. During the year the no statutory auditors has been resigned, hence relevant clause is not applicable.
- xix. (a) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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.
- (b) 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. (a) There were no amounts which were required to be transferred to fund specified under Schedule VII of Companies Act, 2013.
- (b) The company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year. Hence Section 135 is not applicable and so relevant clause is not applicable.
- xxi. Clause (xxi) of the Order is not applicable to the Company since report is of Standalone Financial Statement.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818  
Place: Mumbai  
Date: 09<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGK8959

## **ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF DEEP MANGAL DEVELOPERS PRIVATE LIMITED**

### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of **Deep Mangal Developers Private Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

### **Management’s Responsibility for Internal Financial Controls**

The Company’s management 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. 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 Companies Act, 2013.

### **Auditor’s 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, 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 authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized 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 March 31, 2025, 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.

For **M/s. MAKK & Co.**  
**Chartered Accountants**  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818  
Date: 09<sup>th</sup> April, 2025  
Place: Mumbai  
UDIN: 25049818BMNRGK8959

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025

Particulars	Note No.	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>Non-current assets</b>			
(a) Financial Assets			
(i) Investments.....	4	0.05	0.05
(ii) Other Financial Assets .....	5	138.00	—
<b>Total Non-current assets (I) .....</b>		<b>138.05</b>	<b>0.05</b>
<b>Current assets</b>			
(a) Inventories.....	6	384.79	361.44
(b) Financial Assets .....			
(i) Cash and Cash Equivalents .....	7a	2.21	0.64
(ii) Bank balances other than (i) above .....	7b	—	153.00
(iii) Other Current Financial Asset .....	7c	7.19	9.43
(c) Other Current Assets .....	8	4.56	25.15
(d) Current Tax Assets.....	9	2.53	1.13
<b>Total current assets (II) .....</b>		<b>401.29</b>	<b>550.79</b>
<b>TOTAL ASSETS .....</b>		<b>539.34</b>	<b>550.84</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity Share Capital .....	10	642.01	642.01
(b) Other Equity .....	11	(109.87)	(97.57)
<b>Total equity (III).....</b>		<b>532.14</b>	<b>544.44</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
(a) Financial Liabilities.....			
(i) Borrowings .....	12	—	0.05
(ii) Trade Payables.....	13		
— total outstanding dues of micro enterprises and small enterprises		—	—
— total outstanding dues of trade payables other than micro enterprises and small enterprises		7.12	6.25
(b) Other Current Liabilities.....	14	0.09	0.10
<b>Total current liabilities (IV).....</b>		<b>7.20</b>	<b>6.40</b>
<b>TOTAL.....</b>		<b>539.34</b>	<b>550.84</b>

The accompanying notes 1 to 25 are an integral part of these financial statements

In terms of our report attached

For M/s. MAKK & Co.

Chartered Accountants

Firm Registration No: 117246W

Mukesh Maheshwari

Partner

Membership No: 049818

Place: Mumbai

Date: 09.04.2025

For and on behalf of the Board of Directors

Deep Mangal Developers Private Limited

Vimalendra Singh

Director (DIN-09128114)

Avinash Bapat

Director (DIN-09179587)

Place: Mumbai

Date: 09.04.2025

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

		(₹ in lakh)	
Particulars	Note No.	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
I Revenue from operations .....		–	–
II Other Income.....	15	10.76	11.17
III Total Revenue (I + II).....		10.76	11.17
IV EXPENSES			
(a) Other expenses .....	16	23.06	0.94
Total Expenses (IV).....		23.06	0.94
Profit / (loss) before tax (III-IV) .....		(12.30)	10.23
V Tax Expense .....			
(1) Current tax .....		–	–
(2) Deferred tax .....		–	–
Total tax expense.....		–	–
VI Profit / (loss) after tax .....		(12.30)	10.23
VII Earnings per equity share			
Basic/Diluted .....	17	(1.92)	1.59

The accompanying notes 1 to 25 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.**  
**Chartered Accountants**  
Firm Registration No: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No: 049818

**Place: Mumbai**  
**Date: 09.04.2025**

For and on behalf of the Board of Directors

**Deep Mangal Developers Private Limited**

**Vimalendra Singh**  
Director (DIN-09128114)

**Avinash Bapat**  
Director (DIN-09179587)

**Place: Mumbai**  
**Date: 09.04.2025**



## CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

Particulars	(₹ in lakh)	
	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Profit / (Loss) before tax for the period/year .....	(12.30)	10.23
Adjustments for:		
Interest Income .....	(10.67)	(11.17)
Movements in working capital:		
(Increase)/decrease in inventories.....	(23.35)	(14.72)
(Increase)/decrease in other assets .....	22.82	(12.23)
Increase/(decrease) in trade and other payables .....	0.87	0.35
(Decrease)/increase in other liabilities.....	(0.02)	0.03
	(22.64)	(27.52)
<b>Cash generated from operations</b>		
Income taxes paid.....	(1.41)	(1.12)
Net cash generated by/(used in) operating activities ( A ).....	(24.05)	(28.64)
<b>Cash flows from investing activities</b>		
FD Redeemed or matured .....	153.00	33.00
Investment in bank deposits .....	(138.00)	(16.00)
Interest received .....	10.67	11.17
Net cash generated by investing activities ( B ).....	25.67	28.17
<b>Cash flows from financing activities</b>		
Repayment of borrowings (ICDs).....	(0.05)	—
Net cash generated by financing activities ( C ).....	(0.05)	—
<b>Net (decrease) in cash and cash equivalents (A+B+C).....</b>	<b>1.57</b>	<b>(0.47)</b>
Cash and cash equivalents at the beginning of the year .....	0.64	1.11
<b>Cash and cash equivalents at the end of the period/year .....</b>	<b>2.21</b>	<b>0.64</b>

The accompanying notes 1 to 25 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.**

**Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No: 049818

**Place: Mumbai**

**Date: 09.04.2025**

For and on behalf of the Board of Directors

**Deep Mangal Developers Private Limited**

**Vimalendra Singh**

Director (DIN-09128114)

**Avinash Bapat**

Director (DIN-09179587)

**Place: Mumbai**

**Date: 09.04.2025**

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

A. Equity share capital	(₹ in lakh)
As at 31 <sup>st</sup> March, 2023 .....	1.01
Changes in equity share capital during the year.....	—
As at 31 <sup>st</sup> March, 2024 .....	1.01
Changes in equity share capital during the year.....	—
As at 31 <sup>st</sup> March, 2025 .....	1.01

Particulars	Retained earnings
Balance at 31 <sup>st</sup> March, 2023 .....	(107.80)
Profit/(Loss) for the year .....	10.23
Other comprehensive income .....	—
Total comprehensive income .....	10.23
Balance at 31 <sup>st</sup> March, 2024 .....	(97.57)
Profit/(Loss) for the year .....	(12.30)
Other comprehensive income .....	—
Total comprehensive income .....	(12.30)
Balance at 31 <sup>st</sup> March, 2025 .....	(109.87)

The accompanying notes 1 to 25 are an integral part of these financial statements

In terms of our report attached  
For M/s. MAKK & Co.  
Chartered Accountants  
Firm Registration No: 117246W

Mukesh Maheshwari  
Partner  
Membership No: 049818  
Place: Mumbai  
Date: 09.04.2025

For and on behalf of the Board of Directors  
Deep Mangal Developers Private Limited  
Vimalendra Singh  
Director (DIN-09128114)

Avinash Bapat  
Director (DIN-09179587)  
Place: Mumbai  
Date: 09.04.2025

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. Corporate information

Deep Mangal Developers Private Limited ("the Company") is a public company incorporated in India on 25 May, 1989 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, P. K. Kurne Chowk, Worli, Mumbai – 400 018.

The Company is subsidiary of Mahindra Lifespace Developers Limited, Mumbai, a company incorporated in India. The ultimate parent company is Mahindra & Mahindra Limited.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The Standalone Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under section 133 of the Companies Act, 2013 (the Act) and other relevant provision of the act. The aforesaid financial statements have been approved by the Company's Board of Directors and authorised for issue in the meeting held on 09th April, 2025.

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets up to the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed off, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

Depreciation on assets (other than impaired assets) is calculated on straight line method which is based on useful life indicated in part C of schedule II to the Companies Act, 2013.

#### 2.3 Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement profit and loss.

#### 2.4 Inventories

Inventories are stated at the lower of cost and net realisable value, whichever is lower. Cost is arrived at on first-in-first-out basis and includes overheads on absorption basis, where appropriate.

### Financial assets and Liabilities

#### 2.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

#### 2.6 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### 2.6.1 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

#### 2.6.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 2.7 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.7.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.7.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

#### 2.7.1.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

### 2.8 Revenue recognition

Revenue on account of sale of services is recognised under the completed service contract method to the extent it is probable that the economic benefit will flow to the Company and the revenue can be reliably measured.

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

Dividend income is recognised in the statement of profit and loss when the right to receive payment is established.

Interest Income is accounted for on time proportion basis.

### 2.9 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 2.9.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

### 2.9.2 Deferred tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

#### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

#### 2.9.4 Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

### 2.10 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### 2.11 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/ (loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

## 3. Use of estimates and judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note No. 4 - Investments

Particulars	Face Value (Rs.)	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
		Nos.	(₹ in lakh)	Nos.	(₹ in lakh)
<b>A. Investments carried at cost or deemed cost</b>					
<b>I. Unquoted Investments (all fully paid)</b>					
<b>Investments in Preference shares</b>					
<b>- of associate</b>					
7% Non-cumulative redeemable participating optionally convertible preference shares in Moonshine Construction Private Limited	10	500	0.05	500	0.05
Moonshine Construction Private Limited	10	1	0.00	1	0.00
<b>Total Investments</b>			<b>0.05</b>		<b>0.05</b>

### Note No. 5 - Other Non-current Financial Assets

Particulars	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
(a) Fixed Deposit with Maturity more than 12 month	138.00	—
<b>Total</b>	<b>138.00</b>	<b>—</b>

### Note No. 6 - Inventories

Particulars	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
a) Work-in-progress	384.79	361.44
<b>Total Inventories (at lower of cost and net realisable value)</b>	<b>384.79</b>	<b>361.44</b>

### Statement of changes in Inventory

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Opening inventory (WIP)	361.44	346.72
<u>Additions during the year:</u>		
Professional fees	—	0.55
Housekeeping charges	—	3.40
Security expenses	18.45	10.77
Caretaker Charges	4.90	—
<b>Closing Inventory (WIP)</b>	<b>384.79</b>	<b>361.44</b>

### Note No. 7

(7a) Cash and Bank Balances		
Particulars	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
<b>Cash and cash equivalents</b>		
a) Balances with banks	2.21	0.64
<b>Total Cash and cash equivalent</b>	<b>2.21</b>	<b>0.64</b>

(7b) Bank Balances other than (7a)		
Particulars	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
(a) Fixed Deposit with Maturity less than 1 year	—	153.00
<b>Total Bank Balance Other than (6a)</b>	<b>—</b>	<b>153.00</b>

(7c) Other Current Financial Assets		
Particulars	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
(a) Interest accrued on Fixed Deposit	7.19	9.43
<b>Total Other Current Financial Assets</b>	<b>7.19</b>	<b>9.43</b>

### Note No. 8 - Other Current Assets

Particulars	As at 31 <sup>st</sup> March, 2025	(₹ in lakh) As at 31 <sup>st</sup> March, 2024
(a) GST Input Tax Credit	4.56	25.15
<b>Total Other Current Assets</b>	<b>4.56</b>	<b>25.15</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note No. 9 - Current tax assets

Particulars	(₹ in lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) Current tax assets		
TDS Receivable- AY 23-24	0.01	0.01
TDS Receivable- AY 24-25	—	1.12
TDS Receivable- AY 25-26	2.52	—
<b>Total Current Tax Assets</b>	<b>2.53</b>	<b>1.13</b>

### Note No. 10 - Equity Share Capital

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares	(₹ in lakh)	Number of shares	(₹ in lakh)
(a) Authorised				
Equity shares of ₹ 100 each with voting rights	6,55,000	655.00	6,55,000	655.00
	6,55,000	655.00	6,55,000	655.00
(b) Issued, subscribed and fully paid-up shares				
Equity shares of ₹ 100 each	6,42,007	642.01	6,42,007	642.01
	6,42,007	642.01	6,42,007	642.01

Notes (i) to (v) below

#### (i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares	(₹ in lakh)	Number of shares	(₹ in lakh)
Opening balance	6,42,007	642.01	6,42,007	642.01
Add: Right Issued during the year	—	—	—	—
<b>Closing balance</b>	<b>6,42,007</b>	<b>642.01</b>	<b>6,42,007</b>	<b>642.01</b>

#### (ii) Terms/rights attached to equity shares:

The Company is having only one class of equity shares having par value of Rs. 100 each. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company. The distribution will be in proportion to the amount paid up on equity shares held by the shareholders.

#### (iii) Details of shares held by the holding/Ultimate holding company:

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
Mahindra Lifespace Developers Limited, the holding company	1,12,847		1,12,847	
Mahindra World City (Maharashtra) Limited	5,29,160		5,29,160	

#### (iv) Details of shares held by each shareholder holding more than 5% shares:

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares	% holding	Number of shares	% holding
Mahindra Lifespace Developers Limited the holding company,	1,12,847	17.58%	1,12,847	17.58%
Mahindra World City (Maharashtra) Limited	5,29,160	82.42%	5,29,160	82.42%

#### (v) Details of shareholdings by the Promoter's of the Company:

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares	% holding	Number of shares	% holding
Equity shares with voting rights Mahindra World City (Maharashtra) Limited	5,29,160	82.42%	5,29,160	82.42%

### Note No. 11 - Other Equity

Particulars	(₹ in lakh)	
	Retained earnings	Total
Balance at 31 <sup>st</sup> March, 2023	(107.80)	(107.80)
Profit/(Loss) for the year	10.23	10.23
Other comprehensive income	—	—
Total comprehensive income	10.23	10.23
<b>Balance at 31<sup>st</sup> March, 2024</b>	<b>(97.57)</b>	<b>(97.57)</b>
Profit/(Loss) for the year	(12.30)	(12.30)
Other comprehensive income	—	—
Total comprehensive income	(12.30)	(12.30)
<b>Balance at 31 March, 2025</b>	<b>(109.87)</b>	<b>(109.87)</b>

### Note No. 12 - Current Borrowings

Particulars	(₹ in lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>A. Unsecured Borrowings</b>		
(i) Advances	—	0.05
<b>Total Current Borrowings</b>	<b>—</b>	<b>0.05</b>

### Note No. 13 - Trade Payables

Particulars	(₹ in lakh)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Trade payable -total outstanding Dues of micro enterprises and small enterprises	—	—
Trade payable - Other than micro and small enterprises	7.12	6.25
<b>Total Trade Payables</b>	<b>7.12</b>	<b>6.25</b>

#### Note:

- (i) No Companies have been identified under the Micro, Small and Medium Enterprises Development Act, 2006 and hence the disclosure as required by Notification No. G.S.R. 719 (E), dated 16 November, 2007 issued by the Ministry of Corporate Affairs is not applicable.

13 a - Ageing for trade payable from the due date of payment for each of the category is as follows



## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>		
Unbilled	—	—
Not Due	—	—
0 months - 1 year	4.01	3.14
1-2 Years	—	—
2-3 years	—	—
More than 3 years	3.11	3.11
<b>Total</b>	<b>7.12</b>	<b>6.25</b>

### Note No. 14 - Other Current Liabilities

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
a. Statutory dues		
— taxes payable- TDS u/s 194C	0.09	0.10
<b>Total Other Current Liabilities</b>	<b>0.09</b>	<b>0.10</b>

### Note No. 15 - Other Income

	(₹ in lakh)	
Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
(a) Interest Income on Fixed Deposit	10.67	11.17
(b) Write back- Old balance	0.05	—
(c) Interest on Income Tax Refund	0.04	—
<b>Total Other Income</b>	<b>10.76</b>	<b>11.17</b>

### Note No. 16 - Other Expenses

	(₹ in lakh)	
Particulars	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
(a) Auditors remuneration and out-of-pocket expenses		
(i) As Auditors	0.24	0.21
(b) Other expenses		
(i) Legal and other professional costs	0.23	0.54
(ii) Others	22.59	0.19
<b>Total Other Expenses</b>	<b>23.06</b>	<b>0.94</b>

### Note No. 17 - Earnings Per Share

	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Particulars</b>		
(a) Net (loss)/profit for the period (□ in lakh)	(12.30)	10.23
(b) Nominal value per share	100	100
(c) Weighted average number of equity shares (No.)	6,42,007	11,527
(d) Basic/Diluted earning per share	(1.92)	88.73

### Note No. 18 - Related Party Transactions

Related party disclosures as required by Ind As 24 "Related Party Disclosures" are given below.

#### Enterprises Controlling the Company

- |   |                              |
|---|------------------------------|
| 1 Mahindra & Mahindra Limited               | Ultimate Holding Company     |
| 2 Mahindra Lifespace Developers Limited     | Intermediate Holding Company |
| 3 Mahindra World City (Maharashtra) Limited | Holding Company              |

		(₹ in lakh)		
Particulars	For the year ended	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited	Mahindra World City (Maharashtra) Limited
<b>Nature of transactions with Related Parties</b>				
Inter Corporate Deposits received	31-Mar-25	—	—	—
	31-Mar-24	—	—	—
Interest on ICD	31-Mar-25	—	—	—
	31-Mar-24	—	—	—
ICD Refunded	31-Mar-25	—	—	—
	31-Mar-24	—	—	—
Issue of Shares	31-Mar-25	—	—	—
	31-Mar-24	—	—	—

\* Previous year figures are in *Italic*

### Note No. 19

The accounts of the Company for the year ended 31st March, 2025 have been prepared on the basis of going concern.

### Note No. 20 - Financial Instruments

#### [I] Capital management

The Company's capital management objectives is to ensure the Company's ability to continue as a going concern

The capital structure of the Company consists of equity.

The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. 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.

#### [II] Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

#### A) CREDIT RISK

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

##### (i) Financial instruments and cash deposits:

Credit risk from balances with banks is managed by the Company in accordance with the Company's policy. Investments of surplus funds are made only with bank.

#### B) LIQUIDITY RISK

##### (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

##### (ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

	(₹ in lakh)					
Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above	Total	Carrying Value
<b>Non-derivative financial</b>						
<b>31 March 2025</b>						
Other financial liabilities	4.01	—	3.11	—	7.12	7.12
<b>Total</b>	<b>4.01</b>	<b>—</b>	<b>3.11</b>	<b>—</b>	<b>7.12</b>	<b>7.12</b>
<b>31 March 2024</b>						
Other financial liabilities	3.14	—	3.11	—	6.25	6.25
<b>Total</b>	<b>3.14</b>	<b>—</b>	<b>3.11</b>	<b>—</b>	<b>6.25</b>	<b>6.25</b>

### MARKET RISK

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

There has been no significant changes to the Company's exposure to market risk or the methods in which they are managed or measured.

#### (i) Currency Risk

The Company undertakes transactions denominated only in Indian Rupees and hence, there is no risk of foreign exchange fluctuations.

#### (ii) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have significant exposure to the risk of changes in market interest rates.

#### (iii) Other price risk

The Company does not have significant other price risk.

### Note No. 21 - Fair Value Measurement

#### Fair Valuation Techniques and Inputs used

This section explains the judgment and estimates made in determining the fair value of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair value are disclosed in financials statements. To provide an indication about the reliability of the inputs used in determining the fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standards.

#### Level 1 Inputs:

Level 1 inputs are quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date. A quoted market price in an active market provides the most reliable evidence of fair value and is used without adjustment to measure fair value whenever available, with limited exceptions. If an entity holds a position in a single asset or liability and the asset or liability is traded in an active market, the fair value of the asset or liability is measured within Level 1 as the product of the quoted price for the individual asset or liability and the quantity held by the entity, even if the market's normal daily trading volume is not sufficient to absorb the quantity held and placing orders to sell the position in a single transaction might affect the quoted price.

#### Level 2 Inputs:

Level 2 inputs are inputs other than quoted market prices included within level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs include:

- quoted prices for similar assets or liabilities in active markets
- quoted prices for identical or similar assets or liabilities in markets that are not active
- inputs other than quoted prices that are observable for the asset or liability, for example interest rates and yield curves observable at commonly quoted interval
- implied volatilities
- credit spreads
- inputs that are derived principally from or corroborated by observable market data by correlation or other means ('market-corroborated inputs')

#### Level 3 Inputs:

Level 3 inputs are unobservable inputs for the asset or liability. Unobservable inputs are used to measure fair value to the extent that relevant observable inputs are not available, thereby allowing for situations in which there is little, if any, market activity for the asset or liability at the measurement date. An entity develops unobservable inputs using the best information available in the circumstances, which might include the entity's own data, taking into account all information about market participant assumptions that is reasonably available.

	(₹ in lakh)			
	Fair value hierarchy as at 31 <sup>st</sup> March, 2025			
Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Non current Investments	—	0.05	—	0.05
(ii) Cash and cash equivalents	—	2.21	—	2.21
(iii) Bank balances other than (i) above	—	—	—	—
(iv) Other financial assets	—	7.19	—	7.19
<b>Total</b>	<b>—</b>	<b>9.46</b>	<b>—</b>	<b>9.46</b>
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Borrowings	—	—	—	—
(ii) Trade payables	—	7.12	—	7.12
<b>Total</b>	<b>—</b>	<b>7.12</b>	<b>—</b>	<b>7.12</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

(₹ in lakh)					(₹ in lakh)				
Fair value hierarchy as at 31 <sup>st</sup> March, 2024					Fair value hierarchy as at 31 <sup>st</sup> March, 2024				
Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total	Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>					<b>Financial liabilities</b>				
<u>Financial assets carried at Amortised Cost</u>					<u>Financial liabilities held at amortised cost</u>				
(i) Non current Investments	–	0.05	–	0.05	(i) Borrowings	–	0.05	–	0.05
(ii) Cash and cash equivalents	–	0.64	–	0.64	(ii) Trade payables	–	6.25	–	6.25
(iii) Bank balances other than (i) above	–	153.00	–	153.00	(iii) Other Financial Liabilities	–	–	–	–
(iv) Other financial assets	–	9.43	–	9.43					
<b>Total</b>	<b>–</b>	<b>163.12</b>	<b>–</b>	<b>163.12</b>	<b>Total</b>	<b>–</b>	<b>6.30</b>	<b>–</b>	<b>6.30</b>

### 22 - Financial Ratios

	Particulars	Numerator	Denominator	For the year ended 31 March, 2025	For the year ended 31 March, 2024	% Variance	Reason for material variance
a)	Current Ratio	Current Assets	Current Liabilities	55.70	86.03	-35.25%	Increase in current Liabilities
b)	Debt Equity Ratio (Gross)	Debt	Equity	NA	NA	NA	–
c)	Debt Service Coverage Ratio (DSCR)	Earning Available for debt service	Debt Service	NA	NA	NA	–
d)	Return of Equity	Profit/(Loss) After Tax	Average Equity	(2.28%)	1.90%	-220.46%	Company has incurred loss during the year
e)	Inventory Turnover ratio	Revenue from Operations	Average Inventory	–	–	–	Revenue from operation Nil during the year
f)	Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables	NA	NA	NA	–
g)	Trade Payable turnover ratio	Cost of Sales	Average Trade payable	NA	NA	NA	–
h)	Net capital turnover ratio,	Revenue from Operations	Average Working Capital (4)	NA	NA	NA	–
i)	Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	–	–	–	Revenue from operation Nil during the year
j)	Return on Capital employed	Earning before interest & taxes	Capital employed	(2.31%)	1.88%	-223.02%	Company has incurred loss during the year
k)	Return on investment	Income generated from Investment	Average investments (Gross)	–	–	–	No income generated on investment

Schedule III require explanation where the change in the ratio is more that 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 23 - Additional regulatory information

#### Details of benami property held

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

#### Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

### 24. Events after the reporting period

No material events have occurred after the Balance Sheet date and up to the approval of the Financial Statements

### 25. Previous Year Figures

The figures for the previous year have been regrouped wherever necessary to confirm to current year's grouping.

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In terms of our report attached

**For M/s. MAKK & Co.**  
**Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No: 049818

**Place: Mumbai**

**Date: 09.04.2025**

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For and on behalf of the Board of Directors

**Deep Mangal Developers Private Limited**

**Vimalendra Singh**

Director (DIN-09128114)

**Avinash Bapat**

Director (DIN-09179587)

**Place: Mumbai**

**Date: 09.04.2025**

## INDEPENDENT AUDITORS' REPORT

### TO THE MEMBERS OF KNOWLEDGE TOWNSHIP LIMITED REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS Opinion

We have audited the accompanying financial statements of **Knowledge Township Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2025 and the Statement of Profit and Loss and statement of cash flows for the year then ended, the Statement of Changes in Equity for the year then ended and notes to the financial statements, including a summary of significant 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 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its Profit and cash flows for the year ended on that date.

#### Basis for opinion

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

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

#### Information other than the financial statements and auditors' report thereon

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

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of Management and Those Charged with Governance for the financial statements

The Company's 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 and financial performance and cash flows of the Company in

accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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 scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However,

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

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

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### 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 sub-section (11) of section 143 of the Companies Act, 2013, we give in the "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.
  - (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - (g) 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 does not have any pending litigations which would impact its financial statements;

- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were 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, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
  - (b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
  - (c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under subclause (a) and (b) contain any material misstatement.
- v. No dividend is declared or paid during the year, hence reporting as regards compliance with Section 123 of the Act is not applicable.
- vi. As required by Section 197(16) of the Act, based on our audit, we report that the Company has not paid remuneration to its directors for the year under audit. Hence, this clause is not applicable to the Company.
- vii. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818  
UDIN: 25049818BMNRGL2170  
Place: Mumbai,  
Date: 09<sup>th</sup> April, 2025



## ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

- i. As per information provided by the Company to us, it does not have any Property, Plant and Equipment and intangible assets as on 31st March, 2025. Accordingly, paragraph 3 (i) (a), (b), (d) and (e) of the orders is not applicable to the company.
- As per information provided by the Company to us, the Company is having a Land as immovable properties and the title deed of such property is on the name of the Company.
- ii. (a) The management has conducted physical verification of stock in hand at reasonable intervals during the year. With respect to inventory represented by development rights and construction work in progress having regards to the nature of inventory, physical verification is carried out by way of verification of title deeds, site visits by the management and certification of extent of work completion by competent persons at reasonable intervals. No material discrepancies were noticed on such verification of stock in hand, development rights and work in progress.
- (b) As per information and explanation provided by the Company to us, the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iii. As per information and explanation provided by the Company to us, during the year the Company has not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, paragraph 3 (iii) (a) to (e) of the Order is not applicable to the Company.
- iv. According to the Information and explanation given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, Investments made, guarantees given and security as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there-under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records as specified under subsection (1) of the section 148 of the Act are not applicable to the Company and hence relevant provisions of the Order is not applicable.
- vii. (a) According to information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues, including income tax, Goods and Service Tax (GST), and other material statutory dues, as applicable, with the appropriate authorities and there are no outstanding as on the last day of the financial year concerned for a period of more than six months. The Company has no obligation under Provident Fund and Employee State Insurance Rules. Payment of Sales Tax, Wealth Tax, Customs and Excise duties and Value Added Tax is not applicable to the Company during the period of Audit period.
- (b) According to the records of the company, there are no dues outstanding with respect to income tax, provident fund, employees state insurance, GST and Cess, as applicable, on account of dispute.
- viii. As per information and explanation provided by the Company to us, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the Audit period in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Hence relevant provision of the Order is not applicable.
- ix. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or government authority.
- (c) According to the information and explanations given to us by the management, 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, we report that funds raised on short-term basis have not been utilized for long term purposes by the Company.
- (e) According to the information and explanations given to us, we report that 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 procedures performed by us, we report that 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) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or by way of private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

- xi. (a) During the course of our examination of the books and records of the company, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor any fraud on the Company has been noticed or reported during the year nor have we been informed of any such instance by the management.
- (b) During the course of our examination of the books and records of the company and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the order is not applicable to the Company.
- (c) According to the information and explanation given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii. The Company is not a Nidhi Company and so relevant clause is not applicable.
- xiii. 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 all transactions with related parties have been disclosed in the financial statements.
- xiv. The Company is the unlisted public limited company and does not have paid up share capital of fifty crore rupees or more during the preceding financial year; turnover of two hundred crore rupees or more during the preceding financial year; or outstanding loans or borrowings from banks or public financial institutions exceeding one hundred crore rupees or more at any point of time during the preceding financial year; outstanding deposits of twenty five crore rupees or more at any point of time during the preceding financial year. Hence, section 138 is not applicable and so relevant clause is not applicable.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with any director of the Company.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- xvii. The Company has not incurred any cash loss in the Audit Period and nor it has incurred cash loss in the preceding financial year (FY 2023-24).
- xviii. During the year the no statutory auditors has been resigned, hence relevant clause is not applicable.
- xix. (a) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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.
- (b) 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. (a) There were no amounts which were required to be transferred to fund specified under Schedule VII of Companies Act, 2013.
- (b) The company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year. Hence Section 135 is not applicable and so relevant clause is not applicable.
- xxi. Clause (xxi) of the Order is not applicable to the Company since report is of Standalone Financial Statement.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818  
UDIN: 25049818BMNRGL2170  
Place: Mumbai,  
Date: 09<sup>th</sup> April, 2025

## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF KNOWLEDGE TOWNSHIP LIMITED

### Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **Knowledge Township Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### Management’s Responsibility for Internal Financial Controls

The Company’s management 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. 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 Companies Act, 2013.

#### 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, 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 authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized 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 March 31, 2025, 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.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818  
UDIN: 25049818BMNRGL2170  
Place: Mumbai,  
Date: 09<sup>th</sup> April, 2025

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH 2025

Particulars	Note No.	(₹ in Lakhs)	
		As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>I ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
(i) Property, Plant and Equipment .....	3	—	—
<b>SUB-TOTAL .....</b>		<b>—</b>	<b>—</b>
<b>CURRENT ASSETS</b>			
(i) Inventories.....	4	9,746.71	6,185.55
(ii) Financial Assets			
(a) Cash and Cash Equivalents.....	5	5.76	116.18
(b) Investments.....	6	37.35	—
(iii) Other Current Assets .....	7	1,787.85	2,038.16
<b>SUB-TOTAL .....</b>		<b>11,577.67</b>	<b>8,339.89</b>
<b>TOTAL ASSETS .....</b>		<b>11,577.67</b>	<b>8,339.89</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>1 EQUITY</b>			
(i) Equity Share Capital.....	8	4,907.17	4,907.17
(ii) Other Equity.....	9	583.75	582.50
<b>SUB-TOTAL .....</b>		<b>5,490.92</b>	<b>5,489.67</b>
<b>LIABILITIES</b>			
<b>2 NON-CURRENT LIABILITIES</b>			
(i) Financial Liabilities			
(a) Borrowings .....	10	4,650.00	1,750.00
<b>SUB-TOTAL .....</b>		<b>4,650.00</b>	<b>1,750.00</b>
<b>3 CURRENT LIABILITIES</b>			
(i) Financial Liabilities			
(a) Borrowings.....	11	872.00	872.00
(b) Trade Payables .....	12		
- Total outstanding dues of micro enterprises and small enterprises.....		—	—
- Total outstanding dues of creditors other than micro enterprises and small enterprises.....		4.23	0.73
(c) Other Financial Liabilities .....	13	555.96	225.48
(ii) Other Current Liabilities.....	14	4.56	2.01
(iii) Current Tax Liabilities (Net).....		—	—
<b>SUB-TOTAL .....</b>		<b>1,436.75</b>	<b>1,100.22</b>
<b>TOTAL .....</b>		<b>11,577.67</b>	<b>8,339.89</b>
<b>Material Accounting Policies</b>	2		
<b>The accompanying notes 1 to 25 are an integral part of the Financial Statements</b>			

In terms of our report attached.

For and on behalf of the Board of Directors of Knowledge Township Limited

### For MAKK & Co.

Chartered Accountants  
Firm Registration No. 117246W

**Mukesh Maheshwari**

Partner  
Membership No. 049818

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

**Parveen Mahtani**

Director  
DIN: 05189797

**Nirav Parekh**  
Chief Financial Officer

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

**Sriram Kumar**

Director  
DIN: 07986708

**Yadunath Dhuri**  
Company Secretary  
(ACS - 25121)

## STATEMENT OF PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Particulars	Note No.	(₹ in Lakhs)	
		Year ended 31 <sup>st</sup> March 2025	Year ended 31 <sup>st</sup> March 2024
<b>I INCOME</b>			
(a) Revenue from Operation .....		—	—
(b) Other Income .....	15	5.61	7.94
<b>Total Income (a+b) .....</b>		<b>5.61</b>	<b>7.94</b>
<b>II EXPENSES</b>			
(a) Cost of Projects .....	16	—	—
(b) Depreciation and amortisation expense .....	3	—	0.35
(c) Other expenses .....	17	4.36	5.97
<b>Total Expenses (a+b+c) .....</b>		<b>4.36</b>	<b>6.32</b>
<b>III Profit/(Loss) before tax (I-II) .....</b>		<b>1.25</b>	<b>1.62</b>
<b>IV Tax Expense</b>			
(a) Current tax .....		—	—
(b) Deferred tax .....		—	—
<b>Total tax expense .....</b>		<b>—</b>	<b>—</b>
<b>V Profit/ (Loss) after tax (III-IV) .....</b>		<b>1.25</b>	<b>1.62</b>
<b>VI Other comprehensive Income / (Loss) .....</b>		<b>—</b>	<b>—</b>
<b>VII Total comprehensive Income / (loss) for the year (V + VI) .....</b>		<b>1.25</b>	<b>1.62</b>
<b>VIII Earnings per equity share (for continuing operation):</b>			
(a) Basic Rs. per share of Rs. 10/- each .....	18	0.00	0.00
(b) Diluted Rs. per share of Rs. 10/- each .....	18	0.00	0.00
<b>Material Accounting Policies</b>	2		

The accompanying notes 1 to 25 are an integral part of the Financial Statements

In terms of our report attached.

**For MAKK & Co.**

Chartered Accountants  
Firm Registration No. 117246W

**Mukesh Maheshwari**

Partner  
Membership No. 049818

Place: Mumbai

Date: 09<sup>th</sup> April, 2025

**For and on behalf of the Board of Directors of Knowledge Township Limited**

**Parveen Mahtani**

Director  
DIN: 05189797

**Nirav Parekh**

Chief Financial Officer

Place: Mumbai

Date: 09<sup>th</sup> April, 2025

**Sriram Kumar**

Director  
DIN: 07986708

**Yadunath Dhuri**

Company Secretary  
(ACS - 25121)

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Particulars	Note No.	(₹ in Lakhs)	
		Year ended 31 <sup>st</sup> March 2025	Year ended 31 <sup>st</sup> March 2024
<b>A Cash flow from operating activities</b>			
(Loss) before tax for the year .....		1.25	1.62
Adjustments for:			
Interest Income .....		(4.88)	(7.94)
Investment income recognised in profit or loss .....		(0.35)	—
Depreciation and amortisation .....		—	0.35
<b>Operating Loss before working capital changes</b>		<b>(3.98)</b>	<b>(5.97)</b>
<b>Movements in working capital:</b>			
(Increase)/Decrease in short term loans and advances .....		250.31	1,523.54
(Increase)/Decrease in inventories .....		(3,561.16)	(2,348.79)
Increase/(Decrease) in other liabilities .....		6.05	(2.44)
		<b>(3,304.80)</b>	<b>(827.69)</b>
<b>Cash used in operating activities</b>		<b>(3,308.78)</b>	<b>(833.66)</b>
Income taxes paid .....		—	—
<b>Net cash used in operating activities</b>		<b>(3,308.78)</b>	<b>(833.66)</b>
<b>B Cash flows from investing activities</b>			
Purchase of fixed assets .....		—	(0.35)
Interest received .....		4.88	7.94
Net movement in mutual funds .....		(37.00)	—
<b>Net cash generated by investing activities</b>		<b>(32.12)</b>	<b>7.59</b>
<b>C Cash flows from financing activities</b>			
Proceeds from borrowings .....		2,900.00	1,750.00
Repayment of borrowings .....		—	(771.00)
Interest accrued and but not due on ICD .....		330.48	(424.64)
<b>Net cash generated by financing activities</b>		<b>3,230.48</b>	<b>554.36</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>(110.42)</b>	<b>(271.71)</b>
Cash and cash equivalents at the beginning of the year .....		116.18	387.89
<b>Cash and cash equivalents at the end of the year</b>		<b>5.76</b>	<b>116.18</b>

Material Accounting Policies

2

The accompanying notes 1 to 25 are an integral part of the Financial Statements

### Notes:

- (a) The above cash flow statement has been prepared under the "Indirect Method" as set out in "Indian Accounting Standards (IND AS) 7- Statement of Cash Flows"
- (b) Also refer note no. 5 - Cash & Cash Equivalents

In terms of our report attached.

For and on behalf of the Board of Directors of Knowledge Township Limited

### For MAKK & Co.

Chartered Accountants  
Firm Registration No. 117246W

**Mukesh Maheshwari**  
Partner  
Membership No. 049818

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

**Parveen Mahtani**  
Director  
DIN: 05189797

**Nirav Parekh**  
Chief Financial Officer

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

**Sriram Kumar**  
Director  
DIN: 07986708

**Yadunath Dhuri**  
Company Secretary  
(ACS - 25121)



## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### A. Equity share capital

Particulars	(₹ in Lakhs)	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Balance at the Beginning of the year .....	4,907.17	4,907.17
Add: Shares Issue during the year .....	—	—
Balance at the end of the year .....	4,907.17	4,907.17

### B. Other Equity

Particulars	(₹ in Lakhs)		
	Securities Premium Reserve	Other Equity Retained Earnings	Total
Opening Balance as on April 01, 2023 .....	348.09	232.79	580.88
Profit /(Loss) for the year .....	—	1.62	1.62
Other Comprehensive Income / (Loss) .....	—	—	—
Total Comprehensive Income / (Loss) for the year .....	—	1.62	1.62
Issue of Shares at premium .....	—	—	—
Balance as at March 31, 2024 .....	348.09	234.41	582.50
Profit/(Loss) for the year .....	—	1.25	1.25
Other Comprehensive Income / (Loss) .....	—	—	—
Total Comprehensive Income / (Loss) for the year .....	—	1.25	1.25
Balance as at March 31, 2025 .....	348.09	235.66	583.75

#### Add :

Transfer back from General Reserve  
Provision no longer required written back

### Material Accounting Policies (Refer Note 2)

The accompanying notes 1 to 25 are an integral part of the Financial Statements

In terms of our report attached.

#### For MAKK & Co.

Chartered Accountants  
Firm Registration No. 117246W

**Mukesh Maheshwari**  
Partner  
Membership No. 049818

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of Knowledge Township Limited

**Parveen Mahtani**  
Director  
DIN: 05189797

**Nirav Parekh**  
Chief Financial Officer

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

**Sriram Kumar**  
Director  
DIN: 07986708

**Yadunath Dhuri**  
Company Secretary  
(ACS - 25121)

## NOTES TO FINANCIAL STATEMENTS AS AT/ FOR THE YEAR ENDED MARCH 31<sup>ST</sup>, 2025

### 1. General Information

The company was incorporated on August 16, 2007 and is engaged in the business of development of Knowledge City in Pune, Maharashtra. Its parent and holding company is Mahindra Lifespace Developers Limited.

The addresses of its registered office and principal place of business are disclosed in the introduction to the annual report.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance

The financial statements have been prepared in accordance with Ind-AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

#### 2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company considers the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.3 Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

#### 2.4 Revenue recognition

##### 2.4.1 Revenue from Projects

The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right

to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time when the legal title has been passed to the customer and the development of the property is completed. The revenue is measured at the transaction price agreed under the contract.

The Company invoices the customers for construction contracts based on achieving a series of performance-related milestones.

For certain contracts involving the sale of property under development, the Company offers deferred payment schemes to its customers. The Company adjusts the transaction price for the effects of the significant financing component.

##### 2.4.2 Revenue from Sale of land and other rights

Revenue from Sale of land and other rights is generally a single performance obligation and the Company has determined that this is satisfied at the point in time when control transfers as per the terms of the contract entered into with the buyers, which generally are with the firmity of the sale contracts / agreements. The determination of transfer of control did not change upon the adoption of Ind AS 115.

##### 2.4.3 Contract Costs

Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortized upon recognition of revenue from the related property sale contract.

##### 2.4.4 Dividend and interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

#### 2.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### 2.6 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

##### 2.6.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

##### 2.6.2 Deferred tax

Deferred tax is recognised in temporary differences between the carrying amounts of assets and liabilities in the financial statements

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the assets to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.6.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.7 Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties during construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified into the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Fixtures and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method.

The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising from the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

### 2.8 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.9 Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of construction material is determined on the basis of weighted average method. Construction Work-in-Progress includes cost of land, premium for development rights, construction costs and allocated interest & manpower costs and expenses incidental to the projects undertaken by the Company.

### 2.10 Provision

Provisions are recognised when the Company has a present obligation (legal or constructive) because of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, considering the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### 2.11 Employee benefits provisions

Employee benefits provisions are measured and classified into long term and short-term provisions based on Actuarial valuation as per IND AS-19 as on Balance sheet date.

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 2.12 Financial Instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

### 2.13 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognized on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### 2.13.1 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purpose of recognizing foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss. All other financial assets are subsequently measured at fair value.

#### 2.13.2 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period.

The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

#### 2.13.3 Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- It is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

#### 2.13.4 Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

#### 2.13.5 Impairment of financial assets

The Company applies the expected credit loss model for recognizing impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

### 2.13.6 Derecognition of financial assets

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred

asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognize under continuing involvement, and the part it no longer recognizes on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### 2.13.7 Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognizing foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

### 2.14 Financial liabilities and equity instruments

#### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.14.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.14.2 Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by the Company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recognised as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair



## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

value of the compound financial instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured. In addition, the conversion option classified as equity will remain in equity until the conversion option is exercised, in which case, the balance recognised in equity will be transferred to other component of equity. When the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the conversion option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible notes using the effective interest method.

### 2.14.2.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

### 2.14.2.2 Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL. A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item. However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other

comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

### 2.14.2.3 Financial Liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

### 2.14.2.4 Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### 2.14.2.5 Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### 2.14.2.6 Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.



## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note No. 3 - Property, Plant and Equipment

Description of Assets	(₹ in Lakhs)			
	Office Equipment	Furniture and Fixtures	Computers & Software	Total
<b>I. Gross Carrying Amount</b>				
Balance as at 1 April 2024 .....	0.52	0.63	–	1.14
Additions .....	–	–	–	–
Disposals .....	–	–	–	–
<b>Balance as at 31<sup>st</sup> March 2025 .....</b>	<b>0.52</b>	<b>0.63</b>	<b>–</b>	<b>1.14</b>
<b>II. Accumulated depreciation and impairment</b>				
Balance as at 1 April 2024 .....	0.52	0.63	–	1.14
Depreciation expense for the year....	–	–	–	–
<b>Balance as at 31<sup>st</sup> March 2025 .....</b>	<b>0.52</b>	<b>0.63</b>	<b>–</b>	<b>1.14</b>
<b>III. Net carrying amount (I-II).....</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>

Description of Assets	(₹ in Lakhs)			
	Office Equipment	Furniture and Fixtures	Computers & Software	Total
<b>I. Gross Carrying Amount</b>				
Balance as at 1 April 2023 .....	0.52	0.63	–	1.14
Additions .....	–	–	0.35	0.35
Disposals .....	–	–	–	–
<b>Balance as at 31<sup>st</sup> March 2024 .....</b>	<b>0.52</b>	<b>0.63</b>	<b>0.35</b>	<b>1.49</b>
<b>II. Accumulated depreciation and impairment</b>				
Balance as at 1 April 2023 .....	0.52	0.63	–	1.14
Depreciation expense for the year...	–	–	0.35	0.35
<b>Balance as at 31<sup>st</sup> March 2024 .....</b>	<b>0.52</b>	<b>0.63</b>	<b>0.35</b>	<b>1.49</b>
<b>III. Net carrying amount (I-II).....</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>

### Note No. 4 - Inventories

Particulars	(₹ in Lakhs)	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
Work-in-progress .....	9,746.71	6,185.55
<b>Total Inventories (at lower of cost and net realisable value).....</b>	<b>9,746.71</b>	<b>6,185.55</b>

(i) Borrowing cost on ICD's to the extent of Rs. 367.20 Lakhs (L.Y. Rs.196.97 Lakhs) has been inventorised during the year.

(ii) Mode of Valuation of Inventories is Cost or Net Realisable Value whichever is lower.

### Note No. 5 - Cash and Cash Equivalents

Particulars	(₹ in Lakhs)	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Cash and cash equivalents</b>		
(i) Balances with banks .....	5.76	5.88
(ii) Fixed Deposits with bank with original maturity Less than 3 months .....	–	110.30
<b>Total Cash and cash equivalents .....</b>	<b>5.76</b>	<b>116.18</b>

### Note No. 6 - Investment

Particulars	(₹ in Lakhs)	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Unquoted Investments</b>		
Investments in Mutual Funds .....	37.35	–
<b>Total Unquoted Investments .....</b>	<b>37.35</b>	<b>–</b>
<b>Investments Carried at FVTPL.....</b>	<b>37.35</b>	<b>–</b>
<b>Other disclosures</b>		
Aggregate amount of market value of investments.....	37.35	–

### Note No. 7 - Other Current Assets

Particulars	(₹ in Lakhs)	
	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
(i) Advances for purchase of Land .....	1,787.36	2,037.41
(Mainly represents advances given to Land Aggregator)		
(ii) TDS Receivables .....	0.49	0.75
(iii) Accrued interest on fixed deposits.....	–	–
(iv) Others - Balance with Government Authorities .....	–	–
<b>Total Other Current Assets .....</b>	<b>1,787.85</b>	<b>2,038.16</b>

### Note No. 8 - Equity Share Capital

Particulars	(₹ in Lakhs)			
	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024	
	No. of shares	Amount	No. of shares	Amount
<b>Authorised:</b>				
Equity shares of Rs 10 each with voting rights .....	50,000,000	5,000.00	50,000,000	5,000.00
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of Rs 10 each with voting rights (Refer Note) .....	49,071,664	4,907.17	49,071,664	4,907.17
	<b>49,071,664</b>	<b>4,907.17</b>	<b>49,071,664</b>	<b>4,907.17</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

(i) Reconciliation of the number of shares and outstanding amount

Particulars	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024	
	No. of Shares	Rs. In lakhs	No. of Shares	Rs. In lakhs
Balance at the Beginning of the year.....	49,071,664	4,907.17	49,071,664	4,907.17
Add: Shares issued and subscribed during the year*	-	-	-	-
Balance at the end of the year .....	49,071,664	4,907.17	49,071,664	4,907.17

### Terms/rights attached to equity shares with voting rights

The Company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share and carry a right to dividends. The company declares and pays dividends in Indian rupees. Any dividend proposed by the Board of Directors is subject to the approval of the shareholders in Annual General Meeting.

(ii) Details of shares held by the holding company and its subsidiaries:

Particulars	Equity Shares
As at 31 <sup>st</sup> March, 2025	
Mahindra Lifespace Developers Limited	49,071,664
As at 31 <sup>st</sup> March, 2024	
Mahindra Lifespace Developers Limited	49,071,664

(iii) Details of shares held by each shareholder holding more than 5% shares

Class of shares / Name of shareholder	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024	
	Number of shares held	% holding	Number of shares held	% holding
Equity shares with voting rights				
Mahindra Lifespace Developers Limited	49,071,664	100.00%	49,071,664	100.00%

(iv) Details of shares held by promoters:

Class of shares / Name of shareholder	As at 31 <sup>st</sup> March 2025		As at 31 <sup>st</sup> March 2024	
	Number of shares held	% holding	Number of shares held	% holding
Equity shares with voting rights				
Mahindra Lifespace Developers Limited	49,071,664	100.00%	49,071,664	100.00%

### Note No. 9 - Other Equity

Particulars	Other Equity		
	Securities Premium Reserve	Retained Earnings	Total
Opening Balance as on April 01, 2023 .....	348.09	232.79	580.88
Profit /(Loss) for the year .....		1.62	1.62
Balance as at March 31, 2024 .....	348.09	234.41	582.50
Profit /(Loss) for the year .....		1.25	1.25
Balance as at March 31, 2025 .....	348.09	235.66	583.75

### Note No. 10 - Non-Current Borrowings

Particulars	As at	
	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024
Unsecured long term borrowings		
(a) Long Term ICD from MLDL	4,650.00	1,750.00
Total Non-Current Borrowings .....	4,650.00	1,750.00

Note: During the current year the company has availed Inter Company loan of Rs. 2900 lakhs from MLDL (Mahindra Lifespace Developers Limited). Interest is chargeable at 8.85% per annum.

### Note No. 11 - Current Borrowings

Particulars	As at	
	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024
Unsecured short term borrowings		
(a) Loans from Related Parties		
Inter Corporate Deposit from MLDL (Refer Note 20) .....	872.00	872.00
Total Current Borrowings .....	872.00	872.00

Note: The ICD has availed from Mahindra Lifespace Developers Limited. This loan currently carries interest rate of 8.50% and from October-24 the interest rate is 8.85% p.a.. The loan is repayable on demand.

### Note No. 12 - Trade Payables

Particulars	As at	
	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024
Trade payable - Micro and small enterprises.....	-	-
Trade payable - Other than micro and small enterprises .....	4.23	0.73
Total Trade Payables .....	4.23	0.73

12 a - Ageing for trade payable from the due date of payment for each of the category is as follows:

Particulars	As at	
	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024
Unbilled	-	-
Not Due	-	-
0 months - 1 year	4.23	0.19
1-2 Years	-	-
2-3 years	-	-
More than 3 years	-	0.54
Total .....	4.23	0.73

### Note No. 13 - Other Financial Liabilities

Particulars	As at	
	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024
Current		
Other Financial Liabilities Measured at Amortised Cost		
Interest accrued and but not due on ICD (Refer Note 20) .....	555.96	225.48
Total - Other Financial Liabilities .....	555.96	225.48

### Note No. 14 - Other Current Liabilities

Particulars	As at	
	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024
Statutory remittances		
Withholding Taxes .....	4.56	2.01
Others - Balance with Government Authorities .....	-	-
Total - Other Current Liabilities .....	4.56	2.01

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note No. 15 - Other Income

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Interest Income		
(i) Fixed Deposits interest Income.....	4.85	7.53
(ii) Others .....	0.41	0.41
(b) Net gain arising on financial assets designated as at FVTPL.....	0.35	—
<b>Total Other Income.....</b>	<b>5.61</b>	<b>7.94</b>

### Note No. 16 - Cost of Projects

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Opening Stock.....	6,185.55	3,836.76
<b>Add: Expenses inventorised during the year</b>		
Land .....	1,134.45	2,091.41
Redemption premium on OCRD's.....	—	52.23
Rates & Taxes - Others .....	0.04	9.80
Liasoning/Statutory Fees .....	2,059.47	31.83
Interest Expense on ICD .....	367.20	163.52
(b) Sub-Total.....	3,561.16	2,348.79
(c) Closing Stock.....	9,746.71	6,185.55
<b>Total Cost of Projects (a+b-c).....</b>	<b>—</b>	<b>—</b>

### Note No. 17 - Other Expenses

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Auditors remuneration and out-of-pocket expenses.....	0.35	0.34
(i) As Auditors.....	0.35	0.34
(ii) For Other services.....	—	—
(b) Other expenses		
Legal and other professional costs.....	3.83	2.26
Rates and Taxes .....	0.04	3.32
Miscellaneous Expenses .....	0.14	0.05
<b>Total Cost of Projects (a+b).....</b>	<b>4.36</b>	<b>5.97</b>

### Note No. 18 - Earnings per Share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

Particulars	(₹ in Rupees)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Basic earnings per share</b>		
Profit/(loss) for the year attributable to owners of the Company .....	125,000	162,000
Weighted average number of equity shares .....	49,071,664	49,071,664
Earnings per share from continuing operations - Basic .....	0.00	0.00

### Note No. 19 - Financial Instruments

#### Capital management

The company's capital management objectives are:

To ensure the company's ability to continue as a going concern

To provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of the statement of financial position.

The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. 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.

Debt-to-equity ratio as of 30th April 2024 and 31st March 2025 is as follows:

	(₹ in Lakhs)	
	31-Mar-25	31-Mar-24
Debt (A).....	5,522.00	2,622.00
Equity (B).....	5,490.92	5,489.67
Debt Ratio (A/B).....	1.01	0.48

#### Categories of financial assets and financial liabilities

	(₹ in Lakhs)		
	As at 31 <sup>st</sup> March 2025		
	Amortised Costs	FVTPL	Total
<b>Current Assets</b>			
Cash and Bank Balances .....	5.76	—	5.76
<b>Non-current Liabilities</b>			
Borrowings.....	4,650.00	—	4,650.00
<b>Current Liabilities</b>			
Borrowings.....	872.00	—	872.00
Trade Payables .....	4.23	—	4.23
<b>Other Financial Liabilities</b>			
— Non Derivative Financial Liabilities.....	555.96	—	555.96

Particulars	(₹ in Lakhs)		
	As at 31 <sup>st</sup> March 2024		
	Amortised Costs	FVTPL	Total
<b>Current Assets</b>			
Cash and Bank Balances .....	116.18	—	116.18
<b>Non-current Liabilities</b>			
Borrowings.....	1,750.00	—	1,750.00
<b>Current Liabilities</b>			
Borrowings.....	872.00	—	872.00
Trade Payables .....	0.73	—	0.73
<b>Other Financial Liabilities</b>			
— Non Derivative Financial Liabilities.....	225.48	—	225.48

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note No. 20 - Related Party Transactions

Description of Relationship	Name of Related Party
Ultimate Holding Company	Mahindra & Mahindra Limited
Parent Company	Mahindra Lifespace Developers Limited
Fellow Subsidiary	Mahindra Industrial Park Private Limited (Earlier known as Industrial Cluster Private Limited)

Nature of transactions with Related Parties	For the year ended	Amount
Receiving of Services from Parent Company	31-Mar-25	1.06
	31-Mar-24	1.06
Interest on Inter Corporate Deposit from Parent Company (Inventorised Refer Note 4)	31-Mar-25	367.20
	31-Mar-24	163.52
Redemption of OCRD's of Fellow Subsidiary	31-Mar-25	–
	31-Mar-24	771.00
Repayment of premium on OCRD's to Fellow Subsidiary	31-Mar-25	–
	31-Mar-24	624.04
Inter Corporate Deposit taken from Parent Company	31-Mar-25	2,900.00
	31-Mar-24	1,750.00

Nature of Balances with Related Parties	Balance as on	Amount
Interest Accrued on Inter Corporate Deposits from Parent Company	31-Mar-25	555.96
	31-Mar-24	225.48
Inter Corporate Deposit (ICD) from Parent Company	31-Mar-25	5,522.00
	31-Mar-24	2,622.00
Against receiving of services from Parent Company	31-Mar-25	–
	31-Mar-24	–
OCRD's (Fellow Subsidiary)	31-Mar-25	–
	31-Mar-24	–
Redemption premium on OCRD's (Fellow Subsidiary)	31-Mar-25	–
	31-Mar-24	–
Advance receivable (Fellow Subsidiary)	31-Mar-25	–
	31-Mar-24	–

Notes:

- During the year, there were no amounts required to be written off or written back in respect of debts due from or to related parties
- Related parties have been identified by the management
- Current year figures mentioned above inclusive of GST wherever applicable

### Note No. - 21 - Micro Small and Medium Enterprises Development Act 2006

The amount due to Micro and Small Enterprises as defined in the "Micro, Small and Medium Enterprises Development, Act, 2006" has been determined to the extent such parties have been identified on the basis of information available with the Company. The disclosure relating to Micro and Small Enterprises as at 31 March 2025 are as under:

#### Disclosures required under Section 22 of the Micro Small and Medium Enterprises Development Act 2006"

Particulars	31-Mar-25	31-Mar-24
(i) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year		
– Principal amount due to micro and small enterprises	–	–
– Interest due on above	–	–
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	–	–
(iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006.	–	–
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year.	–	–
(v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	–	–

### Note No. 22 - Financial Ratios

	Particulars	Numerator	Denominator	31-Mar-25	31-Mar-24	Variance	Reason
a)	Current Ratio	Current Assets	Current Liabilities	8.06	7.58	6%	Increase due to high inventory during the year
b)	Debt Equity Ratio	Net Debt	Equity	1.01	0.48	111%	
c)	Debt Service Coverage Ratio (DSCR)	EBDITA	Total Debt	(0.00)	–	–	
d)	Return on Equity	PAT	Networth	0.02%	0.03%	-23%	
e)	Inventory Turnover ratio	COGS	Average Inventory	–	–		
f)	Trade Receivables turnover ratio	Turnover	Trade Receivables (Average)	–	–		
g)	Trade Payable turnover ratio	COGS	Average Trade payable	–	–		
h)	Net capital turnover ratio	Average Networth	Turnover	–	–		
i)	Net profit ratio	PAT	Revenue	–	–		

## NOTES TO THE FINANCIAL STATEMENTS AS AT/FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

	Particulars	Numerator	Denominator	31-Mar-25	31-Mar-24	Variance	Reason
j)	Return on Capital employed	PAT	Borrowing	0.02%	0.03%	-23%	
k)	Return on investment	PAT	Capital employed	0.02%	0.03%	-23%	

Note : ICD means Inter Corporate Deposits

### Note No. 23 - Segment Reporting

The Company operates in one segment namely Project and Development activity, hence separate segment reporting has not been made under Indian Accounting Standard (Ind- AS 108 )-"Operating Segment". The operation of company comprises a single geographical segment, India.

### Note No. 24 - Additional regulatory information

#### a) Details of benami property held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### b) Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### c) Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

#### d) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries

#### e) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### f) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### g) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period

#### h) Whistle Blower-

During the year ended March 31, 2025 and till the date of adoption of financial statements by board of directors, the Company did not received any whistle blower complaints.

#### i) Discrepancies between books of accounts & quarterly statements submitted to banks

The Company has not availed any borrowings from Banks or financial institutions. Consequently the reporting under this clause is not applicable.

### Note No. 25 - Comparatives

The figures for previous year have been regrouped wherever necessary to conform to current year's classification.

In terms of our report attached.

For and on behalf of the Board of Directors of Knowledge Township Limited

#### For MAKK & Co.

Chartered Accountants  
Firm Registration No. 117246W

**Mukesh Maheshwari**  
Partner  
Membership No. 049818

**Parveen Mahtani**  
Director  
DIN: 05189797

**Nirav Parekh**  
Chief Financial Officer

**Sriram Kumar**  
Director  
DIN: 07986708

**Yadunath Dhuri**  
Company Secretary  
(ACS - 25121)

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

Place: Mumbai  
Date: 09<sup>th</sup> April, 2025

## INDEPENDENT AUDITORS' REPORT

To the members of **Industrial Township (Maharashtra) Limited**

**Report on the audit of the Financial Statements**

### Opinion

We have audited the accompanying Financial Statements of Industrial Township (Maharashtra) Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant 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 March 31, 2025, its Loss and total comprehensive Loss, its changes in equity and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the 'Auditors' 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules made 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 obtained by us, is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

### Information Other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Directors Report and the related annexures, but does not include the Financial Statements and our Auditors' Report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### Auditors' 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 auditors' 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' 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 sub-Section (11) of Section 143 of the Act and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in Annexure B, 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.
  - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 Accounting Standards specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements.
  - (g) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and hence provisions of Section 197 of the Companies Act, 2013 are not applicable.
  - (h) With respect to the other matters to be included in the Auditors' Report in accordance with the requirements of Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
  - (i) The Company does not have any pending litigations which would impact its financial position;

- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- (iv) (a) The management of the Company have represented to us respectively that, to the best of their knowledge and belief, 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, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The management of the Company has represented to us that, to the best of their knowledge and belief, no funds have been received by the Company or any of such subsidiaries from any person(s) or entity(ies) including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiaries shall, 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, performed by us nothing has come to our notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- (v) The Company has not declared/paid any dividend during the year.
- (vi) Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.: 105102W

**Karthik Srinivasan**  
Partner  
Membership No: 215782  
UDIN: 25215782BMISBH6478  
Place: Chennai  
Date: April 16, 2025

## ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

[Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date]

### **Report on the Internal Financial Controls with reference to financial statements under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls with reference to financial statements of Industrial Township (Maharashtra) Limited ("the Company") as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management 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. 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditors' Responsibility**

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the

Company's internal financial controls system with reference to financial statements.

### **Meaning of Internal Financial Controls with reference to financial statements**

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

### **Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

#### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements 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.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.: 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBH6478  
Place: Chennai  
Date: April 16, 2025

## ANNEXURE B TO THE AUDITOR'S REPORT

**[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date.]**

(i) (i) The Company does not have property, plant and equipment and intangible assets. Hence, reporting under Clause 3(i)(a) / (b) / (c) / (d) of the order are not applicable to the Company.

(e) Based on the audit procedures performed by us and according to the information, explanations and representations given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(ii) (a) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deed, site visits by the management and certification of extent of work completion by competent persons are done at reasonable intervals and no material discrepancies were noticed on physical verification.

(b) According to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year.

(iii) According to the information and explanations given to us, the Company has not made investments in or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.

(iv) According to the information and explanations given to us, the Company has not granted any loans or made any investments or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Accordingly, the reporting under Clause 3(iv) of the Order is not applicable to the Company.

(v) According to the information and explanations given to us, the Company has not accepted deposits under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the Company. Accordingly, the reporting under Clause 3(vi) of the Order is not applicable to the Company.

(vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, the amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income-tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no undisputed statutory dues payable in respect of Sales tax, Service tax, Duty of Customs, Duty of Excise and Value Added Tax.

According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and on the basis of our examination of records of the Company, there are no statutory dues in respect of Goods and Services Tax, Provident Fund, Employees' State Insurance, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other material statutory dues as at 31 March 2025, which have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not availed any loans or other borrowings during the year. Accordingly, the reporting under Clause 3(ix)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or any other lender till the date of our audit report.

(c) According to the information and explanations given to us, the company has not raised any money by way of term loans during the year. Hence, reporting under Clause 3(ix)(c) of the Order is not applicable to the Company.

(d) In our opinion and according to the information and explanations given to us and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have not been utilised for long- term purposes as at the Balance Sheet date.

(e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) According to the information and explanations given to us and based on the audit procedures performed by us,



we report that the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.

- (x) (a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company noticed or reported during the year, nor have we been informed of any such case by the management.
- (b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.
- (c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures, specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the reporting under Clause 3(xiii) of the Order is not applicable to the Company.
- (xiv) (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Act.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or directors of its holding, or persons connected with them during the year and hence, the provisions of Section 192 of the Act are not applicable to the Company. Accordingly,

the reporting under Clause 3(xv) of the Order is not applicable to the Company.

- (xvi) (a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) of the Order is not applicable to the Company.
- (d) Based on the information and explanations given to us and the audit procedures performed by us, we report that the Group has 4 Core Investment Companies.
- (xvii) In our opinion and according to the information and explanations given to us, the Company has not incurred cash losses during current financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of Balance Sheet as and when they fall due within a period of one year from the Balance Sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the Balance Sheet date, will get discharged by the Company as and when they fall due.
- (xx) According to the information and explanations given to us, CSR is not applicable to the Company. Hence, reporting under Clause 3(xx) is not applicable to the Company.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No.: 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBH6478  
Place: Chennai  
Date: April 16, 2025

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH 2025

₹ in Lakhs

	As at	As at
Note No.	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2024

### I ASSETS

#### CURRENT ASSETS

(i) Inventories.....	3	187.18	187.18
(ii) Financial Assets .....			
(i) Cash and Cash Equivalents.....	4	91.71	87.32
(ii) Other Financial Assets .....	5	—	—
(iii) Current Tax Assets (Net) .....		0.55	0.39
<b>SUB-TOTAL</b> .....		<b>279.44</b>	274.89

#### TOTAL ASSETS .....

**279.44**      274.89

### II EQUITY AND LIABILITIES

#### EQUITY

(i) Equity Share Capital .....	6	500.00	500.00
(ii) Other Equity .....	7	(221.01)	(226.35)
<b>SUB-TOTAL</b> .....		<b>278.99</b>	273.65

#### LIABILITIES

#### CURRENT LIABILITIES

(i) Financial Liabilities			
(i) Trade Payables.....	8		
(a) Total Outstanding Dues of Micro Enterprises and Small Enterprises.....		—	—
(b) Total Outstanding Dues of Creditors Other than Micro Enterprises and Small Enterprises .....		0.41	1.21
(ii) Other financial liabilities.....		—	—
(ii) Current Tax Liabilities (Net) .....		0.04	0.03
<b>SUB-TOTAL</b> .....		<b>0.45</b>	1.24

#### TOTAL .....

**279.44**      274.89

Material Accounting Policies

2

**The accompanying notes 1 to 18 are an integral part of the Financial Statements**

In terms of our report attached.

For **B. K. Khare & Co.**

Chartered Accountants

Firm Registration No. 105102W

For and on behalf of the Board of Directors of  
Industrial Township (Maharashtra) Limited

**Karthik Srinivasan**

Partner

Membership No 215782

Place: Chennai

Date : 16<sup>th</sup> April, 2025

**Vimalendra  
Singh**

**Director**

DIN : 09128114

Place: Mumbai

Date : 16<sup>th</sup> April, 2025

**Avinash Bapat**

**Director**

DIN : 09179587

Place: Mumbai

Date : 16<sup>th</sup> April, 2025



## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Particulars	Note No.	₹ in Lakhs	
		Year ended 31 <sup>st</sup> March 2025	Year ended 31 <sup>st</sup> March 2024
<b>I INCOME</b>			
(a) Revenue from operations .....		—	—
(b) Other Income .....		6.35	4.03
<b>Total Income (a+b) .....</b>		<b>6.35</b>	<b>4.03</b>
<b>II EXPENSES</b>			
(a) Cost of Projects .....	9	—	—
(b) Other expenses .....	10	1.01	1.04
<b>Total Expenses (a+b) .....</b>		<b>1.01</b>	<b>1.04</b>
<b>III Profit/(loss) before tax (I-II) .....</b>		<b>5.34</b>	<b>2.99</b>
<b>IV Tax Expense .....</b>		<b>—</b>	<b>—</b>
(1) Current Tax (Net) .....		—	(1.03)
<b>Total tax expense .....</b>		<b>—</b>	<b>(1.03)</b>
<b>V Profit/(loss) after tax (III-IV) .....</b>		<b>5.34</b>	<b>4.02</b>
<b>VI Other Comprehensive Income / (Loss) .....</b>		<b>—</b>	<b>—</b>
<b>VII Total comprehensive Income / (Loss) for the year (V+VI) .....</b>		<b>5.34</b>	<b>4.02</b>
<b>VIII Earnings per equity share (face value of Rs. 10/- each):</b>			
(a) Basic .....	11	0.11	0.08
(b) Diluted .....	11	0.11	0.08
Material Accounting Policies	2		

The accompanying notes 1 to 18 are an integral part of the Financial Statements

In terms of our report attached.

For **B. K. Khare & Co.**

Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No 215782

Place: Chennai  
Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
Industrial Township (Maharashtra) Limited

**Vimalendra Singh**  
Director  
DIN : 09128114

**Avinash Bapat**  
Director  
DIN : 09179587

Place: Mumbai  
Date : 16<sup>th</sup> April, 2025

Place: Mumbai  
Date : 16<sup>th</sup> April, 2025

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Particulars	₹ in Lakhs	
	Year ended 31 <sup>st</sup> March 2025	Year ended 31 <sup>st</sup> March 2024
<b>A Cash flows from operating activities</b>		
Profit before tax for the year .....	5.34	2.99
Adjustments for:		
Interest Income .....	(5.52)	(4.03)
Income tax expense recognised in profit or loss .....	—	—
<b>Operating Loss before working capital changes</b> .....	<b>(0.18)</b>	<b>(1.04)</b>
<b>Movements in working capital:</b>		
Decrease/(Increase) in other assets .....	<b>(0.16)</b>	(0.08)
(Decrease)/increase in other liabilities .....	<b>(0.79)</b>	0.12
Total changes in working capital .....	<b>(0.95)</b>	0.04
<b>Cash generated from / (used in) operating activities</b> .....	<b>(1.13)</b>	<b>(1.00)</b>
Income taxes paid.....	—	—
<b>Net Cash generated from / (used in) operating activities</b> .....	<b>(1.13)</b>	<b>(1.00)</b>
<b>B Cash flows from investing activities</b>		
Interest received .....	5.52	4.03
<b>Net cash generated by investing activities</b> .....	<b>5.52</b>	<b>4.03</b>
<b>C Cash flows from financing activities</b> .....		
Net cash generated by financing activities.....	—	—
<b>Net increase/(decrease) in cash and cash equivalents</b> .....	<b>4.39</b>	3.03
Cash and cash equivalents at the beginning of the year .....	<b>87.32</b>	84.29
<b>Cash and cash equivalents at the end of the year</b> .....	<b>91.71</b>	<b>87.32</b>

Material Accounting Policies (Refer Note No. 2)

The accompanying notes 1 to 18 are an integral part of the Financial Statements

### Notes:

- (a) The above cash flow statement has been prepared under the “Indirect Method” as set out in “Indian Accounting Standards (IND AS) 7- Statement of Cash Flows”
- (b) Also refer note no. 4 - Cash & Cash Equivalents

In terms of our report attached.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

For and on behalf of the Board of Directors of  
Industrial Township (Maharashtra) Limited

**Karthik Srinivasan**  
Partner  
Membership No 215782

**Vimalendra Singh**  
Director  
DIN : 09128114

**Avinash Bapat**  
Director  
DIN : 09179587

Place: Chennai  
Date : 16<sup>th</sup> April, 2025

Place: Mumbai  
Date : 16<sup>th</sup> April, 2025

Place: Mumbai  
Date : 16<sup>th</sup> April, 2025

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### A. Equity share capital

	₹ in Lakhs	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Particulars		
Balance at the Beginning of the year	500.00	500.00
Balance at the end of the year	500.00	500.00

### B. Other Equity

	₹ in Lakhs	
	Reserves and Surplus	
	Retained Earnings	Total
Particulars		
As at 31st March 2023	(230.37)	(230.37)
Profit/ (Loss) for the year	4.02	4.02
Other Comprehensive Income / (Loss)	—	—
Total Comprehensive Income for the year	4.02	4.02
As at 31st March 2024	(226.35)	(226.35)
Profit / (Loss) for the period	5.34	5.34
Other Comprehensive Income / (Loss)	—	—
Total Comprehensive Loss for the year	5.34	5.34
As at 31 March 2025	(221.01)	(221.01)

Material Accounting Policies (Refer Note No. 2)

The accompanying notes 1 to 18 are an integral part of the Financial Statements

In terms of our report attached.

For **B. K. Khare & Co.**

Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**

Partner  
Membership No 215782

Place: Chennai

Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
Industrial Township (Maharashtra) Limited

**Vimalendra  
Singh**

Director  
DIN : 09128114

Place: Mumbai

Date : 16<sup>th</sup> April, 2025

**Avinash Bapat**

Director  
DIN : 09179587

Place: Mumbai

Date : 16<sup>th</sup> April, 2025

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 1. General Information

The company was incorporated on July 02, 2008 and is engaged in the business of development of Industrial Park in Roha, Maharashtra. Its parent and holding company is Mahindra Lifespace Developers Limited

The addresses of its registered office and principal place of business are disclosed in the introduction to the annual report.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance

The financial statements have been prepared in accordance with Ind-AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

#### 2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company considers the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

#### 2.3 Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

### 2.4 Revenue recognition

#### 2.4.1 Revenue from Projects

The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time when the legal title has passed to the customer and the development of the property is completed. The revenue is measured at the transaction price agreed under the contract.

The Company invoices the customers for construction contracts based on achieving a series of performance-related milestones.

For certain contracts involving the sale of property under development, the Company offers deferred payment schemes to its customers. The Company adjusts the transaction price for the effects of the significant financing component.

#### 2.4.2 Revenue from Sale of land and other rights

Revenue from Sale of land and other rights is generally a single performance obligation and the Company has determined that this is satisfied at the point in time when control transfers as per the terms of the contract entered into with the buyers, which generally are with the firmity of the sale contracts / agreements. The determination of transfer of control did not change upon the adoption of Ind AS 115.

#### 2.4.3 Contract Costs

Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortised upon recognition of revenue from the related property sale contract.

#### 2.4.4 Dividend and interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### 2.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### 2.6 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 2.6.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

#### 2.6.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.6.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.7 Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties during construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Fixtures and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method.

The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

### 2.8 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.9 Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of construction material is determined on the basis of weighted average method. Construction Work-in-Progress includes cost of land, premium for development rights, construction costs and allocated interest & manpower costs and expenses incidental to the projects undertaken by the Company.

### 2.10 Provision

Provisions are recognised when the Company has a present obligation (legal or constructive) because of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, considering the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### 2.11 Employee benefits provisions

Employee benefits provisions are measured and classified into long term and short-term provisions based on Actuarial valuation as per IND AS-19 as on Balance sheet date.

### 2.12 Financial Instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

### 2.13 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 2.13.1 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss. All other financial assets are subsequently measured at fair value.

### 2.13.2 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period.

The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

### 2.13.3 Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

### 2.13.4 Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

### 2.13.5 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument



## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

### 2.13.6 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### 2.13.7 Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes

in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

### 2.14. Financial liabilities and equity instruments

#### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.14.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.14.2 Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by the Company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recognised as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound financial instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured. In addition, the conversion option classified as equity will remain in equity until the conversion option is exercised, in which case, the balance recognised in equity will be transferred to other component of equity. When the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the conversion option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible notes using the effective interest method.

#### 2.14.2.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

#### 2.14.2.2 Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL. A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item. However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

### 2.14.2.3 Financial Liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

### 2.14.2.4 Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and

- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### 2.14.2.5 Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### 2.14.2.6 Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

### Note No. 3 - Inventories

Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
(i) Work-in-progress	187.18	187.18
<b>Total Inventories (at lower of cost and net realisable value)</b>	<b>187.18</b>	<b>187.18</b>

#### Note:

#### 1. Work in Progress includes Land and its related expenses

### Note No. 4 - Cash and Bank Balances

₹ in Lakhs		
Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Cash and cash equivalents</b>		
(a) Balances with banks	0.44	0.37
(b) Fixed Deposits with original maturity less than 3 months	91.27	86.95
<b>Total Cash and cash equivalent</b>	<b>91.71</b>	<b>87.32</b>

### Note No. 5 - Other Financial Assets

₹ in Lakhs		
Particulars	As at 31 <sup>st</sup> March 2025	As at 31 <sup>st</sup> March 2024
<b>Other Financial Assets</b>		
(a) Interest Accrued	—	—

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note No. 6 - Equity Share Capital

Particulars	As at 31st March 2025		As at 31st March 2024	
	No. of shares	Amount	No. of shares	Amount
<b>Authorised:</b>				
Equity shares of Rs. 10 each with voting rights	1,00,00,000	1,000	1,00,00,000	1,000
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of Rs. 10 each with voting rights	50,00,000	500	50,00,000	500
<b>Total</b>	<b>5,00,00,000</b>	<b>500</b>	<b>50,00,000</b>	<b>500</b>

### (i) Reconciliation of the number of shares and the amount outstanding.

Particulars	As at 31st March 2025		As at 31st March 2024	
	No. of shares	Amount	No. of shares	Amount
Balance at the Beginning and at the end of the year	50,00,000	500	50,00,000	500

### Terms/rights attached to equity shares with voting rights

The Company has only one class of equity shares having par value of Rs. 10 each per share. Each holder of equity shares is entitled to one vote per share and carry a right to dividends.

### (ii) Details of shares held by the holding company and its subsidiaries

Particulars	As at 31st March 2025		As at 31st March 2024	
	No. of shares	Amount	No. of shares	Amount
Mahindra Lifespace Developers Limited (Holding Company)	50,00,000	500	50,00,000	500

### (iii) Details of shares held by each shareholder holding more than 5% shares:

Class of Shares/Name of shareholder	As at 31st March 2025		As at 31st March 2024	
	No. of shares	% holding	No. of shares	% holding
<b>Equity shares with voting rights</b>				
Mahindra Lifespace Developers Limited	50,00,000	100%	50,00,000	100%

### (iv) Details of shareholdings by the Promoter's of the Company

Class of Shares/Name of shareholder	As at 31st March 2025		As at 31st March 2024	
	No. of shares	% holding	No. of shares	% holding
<b>Equity shares with voting rights</b>				
Mahindra Lifespace Developers Limited	50,00,000	100%	50,00,000	100%

### Note No. 7 - Other Equity

Particulars	Retained Earnings	
		Total
<b>As at 31st March 2023</b>	(230.37)	(230.37)
Profit/ (Loss) for the year	4.02	4.02
Other Comprehensive Income / (Loss)	—	—
<b>Total Comprehensive Income/ (Loss) for the year</b>	<b>4.02</b>	<b>4.02</b>
<b>As at 31st March 2024</b>	<b>(226.35)</b>	<b>(226.35)</b>
Profit / (Loss) for the period	5.34	5.34
Other Comprehensive Income / (Loss)	—	—
<b>Total Comprehensive Income/ (Loss) for the year</b>	<b>5.34</b>	<b>5.34</b>
<b>As at 31st March 2025</b>	<b>(221.01)</b>	<b>(221.01)</b>

### Note No. 8 - Trade Payables

Particulars	As at 31st March 2025		As at 31st March 2024	
	Current	Non-Current	Current	Non-Current
Trade payable - Micro and small enterprises	—	—	—	—
Trade payable - Other than micro and small enterprises	0.41	—	1.21	—
<b>Total trade payables</b>	<b>0.41</b>	<b>—</b>	<b>1.21</b>	<b>—</b>

### 8 a - Ageing for trade payable from the due date of payment for each of the category is as follows:

Particulars	As at 31st March 2025		As at 31st March 2024	
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>				
Unbilled	—	—	—	—
Not Due	—	—	—	—
0 months - 1 year	0.41	0.34	—	—
1-2 Years	—	0.26	—	—

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

Particulars	₹ in Lakhs	
	As at 31st March 2025	As at 31st March 2024
2-3 years	–	–
More than 3 years	–	0.61
<b>Total</b>	<b>0.41</b>	<b>1.21</b>

### Note No. 9 - Cost of Projects

Particulars	₹ in Lakhs	
	Year ended 31st March 2025	Year ended 31st March 2024
<u>Inventories at the beginning of the year:</u>		
Work-in-progress	187.18	187.18
	187.18	187.18
Add: Expenses incurred during the year	–	–
Less: Proceeds from Land Aggregator	–	–
<u>Inventories at the end of the year:</u>		
Work-in-progress	187.18	187.18
	187.18	187.18
<b>Total Cost of Projects</b>	<b>–</b>	<b>–</b>

### Note No. 10 - Other Expenses

Particulars	₹ in Lakhs	
	Year ended 31st March 2025	Year ended 31st March 2024
(i) Auditors remuneration and out-of-pocket expenses	0.35	0.56
(i) As Auditors	0.35	0.56
(ii) For other services	–	–
(ii) Other expenses		
(i) Legal and Other Professional Charges	0.63	0.47
(ii) Miscellaneous Expenses	0.03	0.01
<b>Total Other Expenses</b>	<b>1.01</b>	<b>1.04</b>

### Note No. 11 - Earnings per Share

Particulars	Amount in Rupees	
	Year ended 31st March 2025	Year ended 31st March 2024
Profit for the year attributable to owners of the Company	5.34	4.02
Weighted average number of equity shares	5,000,000	5,000,000

Particulars	Amount in Rupees	
	Year ended 31st March 2025	Year ended 31st March 2024
<b>Earnings per share from continuing operations - Basic &amp; Diluted</b>	<b>0.11</b>	<b>0.08</b>

### Note - 12 - Micro Small and Medium Enterprises Development Act 2006

The amount due to Micro and Small Enterprises as defined in the "Micro, Small and Medium Enterprises Development, Act, 2006" has been determined to the extent such parties have been identified on the basis of information available with the Company. The disclosure relating to Micro and Small Enterprises as at 31st March 2025 are as under:

#### Disclosures required under Section 22 of the Micro Small and Medium Enterprises Development Act 2006

Particulars	31-Mar-25	31-Mar-24
(i) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year		
– Principal amount due to micro and small enterprises	–	–
– Interest due on above	–	–
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	–	–
(iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006.	–	–
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year.	–	–
(v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	–	–

### Note No. 13 - Related Party Transactions

Description of Relationship	Name of Related Party
Ultimate Holding Company	Mahindra & Mahindra Limited
Parent Company	Mahindra Lifespace Developers Limited

Details of transaction between the Company and its related parties are disclosed below:

Particulars	For the year ended	Parent Company
<b>Nature of transactions with Related Parties</b>		
Receiving of services	31-Mar-25	–
	31-Mar-24	–
<b>Nature of Balances with Related Parties</b>	<b>Balance as on</b>	<b>Parent Company</b>
Against receiving of services	31-Mar-25	–
	31-Mar-24	–

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### Note - 14 -Financial Ratios

	Particulars	Numerator	Denominator	31-Mar-25	31-Mar-24	Variance	Reasons
a)	Current Ratio	Current Assets	Current Liabilities	620.98	221.69	180.12%	
b)	Debt Equity Ratio	Net Debt	Equity	—	—		
c)	Debt Service Coverage Ratio (DSCR)	EBDITA	Total Debt	—	—		
d)	Return of Equity	PAT	Average Shareholder's Equity	1.93%	1.48%	30.18%	This is on account of increase in PAT during the year
e)	Inventory Turnover ratio	COGS	Average Inventory	—	—		
f)	Trade Receivables turnover ratio	Turnover	Trade Receivables (Average)	—	—		
g)	Trade Payable turnover ratio	COGS	Average Trade payable	—	—		
h)	Net capital turnover ratio	Average Network	Turnover	—	—		
i)	Net profit ratio	PAT	Revenue	—	—		
j)	Return on Capital employed	EBIT	Net worth	1.91%	1.09%	75.18%	This is on account of increase in EBIT during the year
k)	Return on investment	PAT	Capital employed	1.91%	1.47%	30.29%	This is on account of increase in PAT during the year

### Note - 15 - Segment Reporting

The Company operates in one segment namely Project and Development activity, hence separate segment reporting has not been made under Indian Accounting Standard (Ind- AS 108 )-"Operating Segment". The operation of company comprises a single geographical segment, India.

### Note No. - 16 - Additional regulatory information

#### a) Details of benami property held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

#### b) Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

#### c) Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

#### d) Utilisation of borrowed funds and securities premium

The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries

#### e) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

#### f) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### g) Registration of Charges or satisfaction with Registrar of Companies (ROC)

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

#### h) Whistle Blower-

During the year ended March 31, 2025 and till the date of adoption of financial statements by board of directors, the Company did not received any whistle blower complaints.

## NOTES TO THE FINANCIAL STATEMENTS AS AT / FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

i) **Discrepancies between books of accounts & quarterly statements submitted to banks**

The Company has not availed any borrowings from Banks or financial institutions. Consequently the reporting under this clause is not applicable.

**Note No. - 17 - Comparitives**

The figures for previous year have been regrouped/reclassified wherever necessary to conform to current year's grouping/classification.

**Note No. 18 - Standards issued but not yet effective**

On March 31, 2025, the Ministry of Corporate Affairs (MCA) through a notification, The amendments rules to the Companies (Indian Accounting Standards) Amendment Rules, 2023 are applicable from 01 April 2025 ( Financial Year 2025-2026).

**The accompanying notes are an integral part of the Financial Statements**

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In terms of our report attached.

For **B. K. Khare & Co.**

Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**

Partner

Membership No 215782

Place: Chennai

Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
Industrial Township (Maharashtra) Limited

**Vimalendra**

**Singh**

**Director**

DIN : 09128114

Place: Mumbai

Date : 16<sup>th</sup> April, 2025

**Avinash Bapat**

**Director**

DIN : 09179587

Place: Mumbai

Date : 16<sup>th</sup> April, 2025



## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF ANTHURIUM DEVELOPERS LIMITED

#### Report on the audit of the Financial Statements

##### Opinion

We have audited the accompanying Financial Statements of Anthurium Developers Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant 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 March 31, 2025, its Loss and total comprehensive Loss, its changes in equity and its cash flows for the year ended on that date.

##### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the 'Auditors' 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules made 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 obtained by us, 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 Directors Report and the related annexures, but does not include the Financial Statements and our Auditors' Report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

#### Auditor's Responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' 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 sub-Section (11) of Section 143 of the Act

and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in Annexure B, 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.
  - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the 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 Accounting Standards specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure A. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Financial Statements.
  - (g) In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and hence provisions of Section 197 of the Companies Act, 2013 are not applicable.
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company does not have any pending litigations which would impact its financial position;
    - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
    - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

- (iv) (a) The management of the Company have represented to us respectively that, to the best of their knowledge and belief, 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, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The management of the Company has represented to us that, to the best of their knowledge and belief, no funds have been received by the Company or any of such subsidiaries from any person(s) or entity(ies) including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiaries shall, 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, performed by us nothing has come to our notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- (v) The Company has not declared any dividend during the year.
- (vi) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBC9602

Place: Chennai  
Date: April 16, 2025

## ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

[Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date]

### **Report on the Internal Financial Controls with reference to financial statements under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls with reference to financial statements of Anthurium Developers Limited ("the Company") as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

### **Management's Responsibility for Internal Financial Controls**

The Company's management 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. 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

### **Auditors' Responsibility**

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

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

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

### **Meaning of Internal Financial Controls with reference to financial statements**

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

### **Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements 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.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBC9602

Place: Chennai  
Date: April 16, 2025



## ANNEXURE B TO THE AUDITOR'S REPORT

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date.]

- (i) The Company does not have property, plant and equipment and intangible assets. Hence, reporting under Clause 3(i) (a) / (b) / (d) of the order are not applicable to the Company.
- (c) According to the information and explanations given to us, the title deeds of immovable properties are held in the name of the Company.
- (e) Based on the audit procedures performed by us and according to the information, explanations and representations given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) (a) According to the information and explanations given to us, the inventory comprising of work-in-progress has been physically verified at reasonable intervals by the management during the year. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate for the inventory were noticed on such verification between the physical inventory and the book records.
- (b) According to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year.
- (iii) According to the information and explanations given to us, the Company has not made investments in or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, the reporting under Clauses 3(iii)(a) to 3(iii)(f) of the Order is not applicable to the Company.
- (iv) According to the information and explanations given to us, the Company has not granted any loans or made any investments or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Accordingly, the reporting under Clause 3(iv) of the Order is not applicable to the Company.
- (v) According to the information and explanations given to us, the Company has not accepted deposits under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, the reporting under Clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the Company. Accordingly, the reporting under Clause 3(vi) of the Order is not applicable to the Company.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, the amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income-tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no undisputed statutory dues payable in respect of Sales tax, Service tax, Duty of Customs, Duty of Excise and Value Added Tax.  
  
According to the information and explanations given to us and on the basis of our examination of records of the Company, there were no arrears of outstanding statutory dues in respect of Goods and Services tax, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.
- (viii) According to the information and explanations given to us, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the reporting under Clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not availed any loans or other borrowings during the year. Accordingly, the reporting under Clause 3(ix)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or any other lender till the date of our audit report.
- (c) According to the information and explanations given to us, the company has not raised any money by way of term loans during the year. Hence, reporting under Clause 3(ix)(c) of the Order is not applicable to the Company.

- (d) In our opinion and according to the information and explanations given to us and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have not been utilised for long- term purposes as at the Balance Sheet date.
- (e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us and based on the audit procedures performed by us, we report that the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the reporting under Clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the 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 convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the reporting under Clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company noticed or reported during the year, nor have we been informed of any such case by the management.
- (b) There has been no report filed by us under sub-section (12) of Section 143 of the Act in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company
- (c) As represented to us by the management, no whistle blower complaints were received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, the reporting under Clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the Financial Statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures, specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the reporting under Clause 3(xiii) of the Order is not applicable to the Company.
- (xiv) (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Act.
- (b) The Company did not have an internal audit system for the period under audit.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or directors of its holding, or persons connected with them during the year and hence, the provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under Clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) In our opinion and according to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clauses 3(xvi)(c) of the Order is not applicable to the Company.
- (d) Based on the information and explanations given to us and the audit procedures performed by us, we report that the Group has 4 Core Investment Companies.
- (xvii) In our opinion and according to the information and explanations given to us, the Company has not incurred cash losses during current financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.



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

will get discharged by the Company as and when they fall due.

(xx) According to the information and explanations given to us, CSR is not applicable to the Company. Hence, reporting under Clause 3(xx) is not applicable to the Company.

For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No. 215782  
UDIN: 25215782BMISBC9602

Place: Chennai  
Date: April 16, 2025

**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025**

Particulars	Note No.	(₹ in lakh)	
		As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>Non-Current Assets</b>			
(a) Other Non-Current Financial Asset .....	4	11,292.77	—
(b) Non-Current Tax Asset.....	5	—	0.20
<b>Total Non-Current Assets (A) .....</b>		<b>11,292.77</b>	<b>0.20</b>
<b>Current Assets</b>			
(a) Inventories.....	6	39,377.43	—
(b) Financial Assets			
(i) Cash and Cash Equivalents.....	7a	1.12	0.21
(ii) Bank Balances other than (i) above .....	7b	40.50	13.00
(iii) Other Financial Assets .....	8	0.29	0.09
(c) Other Current assets .....	9	41.61	—
<b>Total Current Assets (B).....</b>		<b>39,460.95</b>	<b>13.30</b>
<b>TOTAL ASSETS (A+B) .....</b>		<b>50,753.72</b>	<b>13.50</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity Share Capital.....	10	5.00	5.00
(b) Other Equity.....	11	13.11	8.06
<b>Total Equity (A).....</b>		<b>18.11</b>	<b>13.06</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
(a) Financial Liabilities			
Borrowings .....	12	50,300.00	—
<b>Total Non-Current Liabilities (B) .....</b>		<b>50,300.00</b>	<b>—</b>
<b>Current Liabilities</b>			
(a) Financial Liabilities			
(i) Trade Payables			
Total outstanding dues of Micro Enterprises and Small Enterprises .....	13	—	—
Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises.....		315.41	—
(b) Other Current Liabilities.....	14	119.82	0.44
(c) Current Tax Liabilities (Net).....	14.1	0.38	—
<b>Total Current Liabilities (C).....</b>		<b>435.61</b>	<b>0.44</b>
<b>TOTAL EQUITY &amp; LIABILITIES (A+B+C).....</b>		<b>50,753.72</b>	<b>13.50</b>

The accompanying notes 1 to 29 are an integral part of these financial statements

As per our report of even date  
For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

For and on behalf of the Board of Directors of  
**Anthurium Developers Limited**

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

**Abhimanyu Mathur**  
Director  
DIN No. 09708907

**Parveen Mahtani**  
Director  
DIN No. 05189797

Place : Chennai  
Date : 16<sup>th</sup> April, 2025

Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

(₹ in lakh)			
Particulars	Note No.	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>I Income</b>			
(a) Revenue from operations .....		—	—
(b) Other Income .....	15	7.97	0.93
<b>Total Income (a + b) .....</b>		<b>7.97</b>	<b>0.93</b>
<b>II Expenses</b>			
(a) Construction expense incurred .....	16a	39,377.43	—
(b) Changes in inventories of Work in progress .....	16b	(39,377.43)	—
(c) Finance Cost .....	17	—	—
(d) Other expenses .....	18	1.22	0.90
<b>Total Expenses .....</b>		<b>1.22</b>	<b>0.90</b>
<b>III Profit/(Loss) before tax (II-III) .....</b>		<b>6.75</b>	<b>0.03</b>
<b>IV Tax Expense</b>			
(a) Current tax .....	19	1.70	0.01
<b>Total tax expense (a+b) .....</b>		<b>1.70</b>	<b>0.01</b>
<b>V Profit/(loss) after tax (III-IV) .....</b>		<b>5.05</b>	<b>0.02</b>
<b>Total comprehensive income/(Loss) for the period .....</b>		<b>5.05</b>	<b>0.02</b>
<b>VI Earnings per equity share</b>			
Basic and diluted .....	20	10.10	0.04

The accompanying notes 1 to 29 are an integral part of these financial statements

As per our report of even date  
For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place : Chennai  
Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Anthurium Developers Limited**

**Abhimanyu Mathur**  
Director  
DIN No. 09708907

Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

**Parveen Mahtani**  
Director  
DIN No. 05189797

Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

Particulars	(₹ in lakh)	
	For the Year ended 31 <sup>st</sup> March, 2025	For the Year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Profit/(Loss) before tax for the year.....	6.75	0.03
Adjustments for:		
Interest income recognised in profit or loss .....	(4.69)	(0.93)
Gain on redemption of mutual fund.....	(3.28)	—
<b>Operating Profit/(Loss) before working capital changes .....</b>	<b>(1.22)</b>	<b>(0.90)</b>
Movements in working capital:		
Increase in trade and other receivables .....	(11,334.38)	—
(Increase)/decrease in inventories.....	(39,377.43)	—
(Increase) in other current liabilities .....	119.38	—
Increase/(decrease) in trade and other payables .....	315.41	—
<b>Cash generated from operations .....</b>	<b>(50,278.24)</b>	<b>(0.90)</b>
Income taxes paid (net) .....	(1.32)	(0.09)
<b>Net cash generated by operating activities (A) .....</b>	<b>(50,279.56)</b>	<b>(0.99)</b>
<b>Cash flows from investing activities</b>		
Interest received .....	4.69	0.93
Redemption of mutual fund .....	453.28	—
Investment in mutual fund .....	(450.00)	—
Bank Fixed Deposit.....	—	—
- Placed .....	(1,274.00)	—
- Matured.....	1,246.50	—
<b>Net cash generated by/(used in) investing activities (B) .....</b>	<b>(19.53)</b>	<b>0.93</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings.....	50,300.00	—
<b>Net cash used in financing activities (C) .....</b>	<b>50,300.00</b>	<b>—</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C) ....</b>	<b>0.91</b>	<b>(0.07)</b>
Cash and cash equivalents at the beginning of the year .....	0.21	0.28
<b>Cash and cash equivalents at the end of the year .....</b>	<b>1.12</b>	<b>0.21</b>

The accompanying notes 1 to 29 are an integral part of these financial statements

Notes:

- (a) The above Cash Flow Statement has been prepared under the "indirect method" as set out in 'Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows'.
- (b) Also refer note 7(a) - Cash and cash equivalents

As per our report of even date  
For **B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782  
Place : Chennai  
Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Anthurium Developers Limited**

**Abhimanyu Mathur**  
Director  
DIN No. 09708907  
Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

**Parveen Mahtani**  
Director  
DIN No. 05189797  
Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

	(₹ in lakh)
<b>A. Equity Share Capital</b>	
<b>As at 31st March, 2023</b> .....	5.00
Changes in equity share capital during the year.....	—
<b>As at 31st March 2024</b> .....	5.00
Changes in equity share capital during the year.....	—
<b>As at 31st March 2025</b> .....	5.00
<b>B. Other Equity</b>	<b>Retained earnings</b>
	(₹ in lakh)
<b>Balance as at 31st March, 2023</b> .....	<b>8.04</b>
Profit/(Loss) for the year .....	0.02
Other comprehensive income.....	—
Total comprehensive income .....	0.02
Dividend paid.....	—
<b>Balance as at 31st March, 2024</b> .....	<b>8.06</b>
Profit/(Loss) for the year .....	5.05
Other comprehensive income .....	—
Total comprehensive income .....	5.05
Dividend paid.....	—
<b>Balance as at 31st March, 2025</b> .....	<b>13.11</b>

In terms of our report attached  
**For B. K. Khare & Co.**  
Chartered Accountants  
Firm Registration No. 105102W

**Karthik Srinivasan**  
Partner  
Membership No.: 215782

Place : Chennai  
Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of  
**Anthurium Developers Limited**

**Abhimanyu Mathur**  
**Director**  
DIN No. 09708907

Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

**Parveen Mahtani**  
**Director**  
DIN No. 05189797

Place : Mumbai  
Date : 16<sup>th</sup> April, 2025

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. Corporate information

Anthurium Developers Limited ("the Company") is a public company incorporated in India on 02 June, 2010 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, P. K. Kurne Chowk, Worli, Mumbai – 400 018.

The Company is subsidiary of Mahindra Lifespace Developers Limited, Mumbai, a company incorporated in India. The ultimate parent company is Mahindra & Mahindra Limited.

### 2. Material Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016.

All assets and liabilities are classified as current if it is expected to realise or settle within 12 months after the Balance Sheet date.

The financial statements are presented in Indian Rupees (Rs.) which is also the Company's functional currency.

The financial statements were approved by the Board of Directors and authorised for issue on 16th April, 2025.

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets upto the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed off, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

Depreciation on assets (other than impaired assets) is calculated on straight line method which is based on useful life indicated in part C of schedule II to the Companies Act, 2013.

#### 2.3 Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement profit and loss.

### 2.4 Inventories

Inventories are stated at the lower of cost and net realisable value, whichever is lower. Cost is arrived at on first-in-first-out basis and includes overheads on absorption basis, where appropriate.

#### Financial assets and Liabilities

### 2.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

### 2.6 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

#### 2.6.1 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

#### 2.6.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

### 2.7 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### 2.7.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.



# NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

## 2.7.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

## 2.7.1.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

## 2.8 Revenue recognition

### Revenue from Contracts with Customers

#### 2.8.1 Revenue from Projects

- i. The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognised at a point in time as per IND AS 115 when (a) the seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control of the real estate unit to a degree usually associated with ownership, (b) The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction; (c) No significant uncertainty exists regarding the amount of consideration that will be derived from real estate unit sales; and (d) It is not unreasonable to expect ultimate collection of revenue from buyers. The revenue is measured at the transaction price agreed under the contract.
- ii. The Company invoices the customers for construction contracts based on achieving performance-related milestones.
- iii. For certain contracts involving the sale of property under development, the Company offers deferred payment schemes to its customers. The Company adjusts the transaction price for the effects of the significant financing component.
- iv. Costs to obtain contracts ("Contract costs") relate to fees paid for obtaining property sales contracts. Such costs are recognised as assets when incurred and amortised upon recognition of revenue from the related property sale contract.
- v. Contract assets is the Company's right to consideration in exchange for goods or services that the Company has transferred to a customer when that right is conditioned on something other than the passage of time.
- vi. The Company recognizes revenue at a point in time in each reporting period considering the estimates like reasonableness of collections from customers, disputes with the customer which may result in the cancellation of the contract, which are re assessed periodically by the management. The effect of these changes to estimates is

recognised in the period when changes are determined. Accordingly any revenues attributable to such changes and the corresponding Cost of Goods Sold ("COGS") previously recognised are reversed and reduced from the current year's Revenue and COGS respectively.

- i. In case of joint arrangements, revenue is recognised to the extent of Company's percentage share of the underlying real estate development project.

#### 2.8.2 Revenue from Sale of land and other rights

Revenue from Sale of land and other rights is generally a single performance obligation and the Company has determined that this is satisfied at the point in time when control transfers as per the terms of the contract entered into with the buyers, which generally are with the firmity of the sale contracts / agreements.

#### 2.8.3 Revenue from Project Management fees and Rental Income

Revenue from Project Management Fees and Rental Income are recognized on accrual basis as per the terms and conditions of relevant agreements.

#### 2.8.4 Dividend and interest income

Dividend income from investments in shares is recognized when right to receive is established, which is generally when shareholders approve the dividend.

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

## 2.9 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

### 2.9.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

### 2.9.2 Deferred tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.9.4 Minimum Alternate Tax (MAT):

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

### 2.10 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### 2.11 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/(loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### 3. Use of estimates and judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

### Note No. 4 - Other Non-Current Asset

(₹ in lakh)		
Particulars	As at 31st March, 2025	As at 31 March, 2024
Security Deposit .....	11,292.77	—
<b>Total .....</b>	<b>11,292.77</b>	<b>—</b>

### Note No. 5 - Non-Current Tax Asset

(₹ in lakh)		
Particulars	As at 31 March, 2025	As at 31 March, 2024
(i) Income tax assets (Net) .....	—	0.20
<b>Total .....</b>	<b>—</b>	<b>0.20</b>

### Note No. 6 - Inventories

(₹ in lakh)		
Particulars	As at 31 March, 2025	As at 31 March, 2024
Raw Material .....	—	—
Construction Work in progress* .....	39,377.43	—
Finished Goods .....	—	—
<b>Total Inventories (at lower of cost and net realisable value) .....</b>	<b>39,377.43</b>	<b>—</b>

\* Construction Work in Progress represents materials at site and unbilled costs on the projects.

### Note No. 7 - Cash and Bank Balance

(₹ in lakh)		
Particulars	As at 31 March, 2025	As at 31 March, 2024
(a) Cash and cash equivalents		
Balances with banks .....	1.12	0.21
<b>Total Cash and cash equivalent (considered in Statement of Cash Flows) .....</b>	<b>1.12</b>	<b>0.21</b>
(b) Other Bank Balances		
Balances with Banks:		
(i) Fixed Deposits with original maturity greater than 3 months .....	40.50	13.00
<b>Total Other Bank Balances .....</b>	<b>40.50</b>	<b>13.00</b>

### Note No. 8 - Other Financial Assets

(₹ in lakh)		
Particulars	As at 31 March, 2025	As at 31 March, 2024
<b>Financial assets at amortised cost</b>		
Interest accrued but not due on term deposit accounts .....	0.29	0.09
<b>Total .....</b>	<b>0.29</b>	<b>0.09</b>

### Note No. 9 - Other Current Assets

(₹ in lakh)		
Particulars	As at 31 March, 2025	As at 31 March, 2024
GST Receivable .....	41.61	—
<b>Total .....</b>	<b>41.61</b>	<b>—</b>

### Note No. 10 - Equity

#### (a) Equity Share Capital

(₹ in lakh)				
Particulars	As at 31 March, 2025		As at 31 March, 2024	
	No. of shares	Amount	No. of shares	Amount
<b>Authorised:</b>				
Equity shares of ₹ 10 each with voting rights.....	1,00,000	10.00	1,00,000	10.00
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of ₹ 10 each with voting rights.....	50,000	5.00	50,000	5.00
<b>Total</b> .....	<b>50,000</b>	<b>5.00</b>	<b>50,000</b>	<b>5.00</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

### (i) Reconciliation of the number of shares outstanding at the beginning and at the end of the period

Particulars	(₹ in lakh)			
	Opening Balance	Fresh Issue	Bonus	Closing Balance
Equity Shares with Voting rights				
Year Ended 31 <sup>st</sup> March 2025				
No. of Shares.....	50,000	–	–	50,000
Amount.....	5.00	–	–	5.00
Year Ended 31 <sup>st</sup> March 2024				
No. of Shares.....	50,000	–	–	50,000
Amount.....	5.00	–	–	5.00

### (ii) Details of shares held by the holding company, the ultimate holding company, their subsidiaries and associates:

Particulars	No. of Shares	
	Equity Shares with Voting rights	
As at 31 <sup>st</sup> March 2025		
Mahindra Lifespace Developers Limited, the Holding Company .....	50,000	
As at 31 <sup>st</sup> March 2024		
Mahindra Lifespace Developers Limited, the Holding Company .....	50,000	

### (iii) Details of shares held by each shareholder holding more than 5% shares

Class of shares / Name of shareholder	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights.....				
Mahindra Lifespace Developers Ltd ....	50,000	100.00%	50,000	100.00%

### (iv) Details of shareholdings by the Promoter's of the Company

Class of shares / Name of shareholder	As at 31 March, 2025		As at 31 March, 2024		% change during the period
	Number of shares held	% holding	Number of shares held	% holding	
Equity shares with voting rights					
Mahindra Lifespace Developers Ltd....	50,000	100.00%	50,000	100.00%	0.00%

### Note No. 11 - Other equity

Particulars	(₹ in lakh)	
	Retained earnings	Total
Balance at 31 <sup>st</sup> March, 2023 .....	8.04	8.04
Profit/(Loss) for the year .....	0.02	0.02
Other comprehensive income .....	–	–
Total comprehensive income.....	0.02	0.02
Dividend paid .....	–	–
Balance at 31 <sup>st</sup> March, 2024 .....	8.06	8.06
Profit/(Loss) for the year .....	5.05	5.05
Other comprehensive income .....	–	–
Total comprehensive income.....	5.05	5.05
Dividend paid .....	–	–
Balance at 31 <sup>st</sup> March, 2025 .....	13.11	13.11

### Note No. 12 - Non-Current Borrowings

Particulars	Rate of Interest	As at 31 March, 2025	As at 31 March, 2024
Unsecured Borrowings - at amortised Cost			
Loans from related parties			
- Mahindra Lifespace Developers Limited.....	9.50%	50,300.00	—
Total .....		50,300.00	—

### Note No. 13 - Trade Payables

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
Trade payable - Micro and small enterprises* .....	–	–
Trade payable - Other than micro and small enterprises..	315.41	–
Total .....	315.41	–

Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

\*This information has been determined to the extent such parties have been identified on the basis of intimation received from the suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006. Based on the information available with the Company dues outstanding in respect to Micro, Small and Medium Enterprises as of Balance Sheet Date are shown as above.

### Micro Small and Medium Enterprises Development Act, 2006

The amount due to Micro and Small Enterprises as defined in the " Micro, Small and Medium Enterprises Development, Act, 2006" has been determined to the extent such parties have been identified on the basis of information available with the Company. The disclosure relating to Micro and Small Enterprises as at 31st March 2025 are as under:

### Disclosures required under Section-22 of the Micro Small and Medium Enterprises Development Act, 2006

Particulars	As at 31 March, 2025
(i) The principal amount and the interest due thereon remaining unpaid to any supplier as .....	–
– Principal amount due to micro and small enterprises .....	–
– Interest due on above .....	–
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.....	–
(iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006. ....	–
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year. ....	–
(v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006. ...	–

### Note No. 13 a - Ageing for trade payable from the due date of payment for each of the category is as follows:

Particulars	(₹ in lakh)	
	As at 31 March, 2025	As at 31 March, 2024
Undisputed dues of micro enterprises and small enterprises		
Unbilled.....	–	–
Not Due .....	–	–
0 months - 1 year.....	–	–
1-2 years .....	–	–

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

	(₹ in lakh)	
Particulars	As at 31 March, 2025	As at 31 March, 2024
2-3 years .....	-	-
More than 3 years .....	-	-
<b>Undisputed dues of creditors other than micro enterprises and small enterprises</b>		
Unbilled.....	42.66	-
Not Due .....	-	-
0 months - 1 year.....	272.75	-
1-2 Years .....	-	-
2-3 years .....	-	-
More than 3 years.....	-	-
More than 1 years.....	-	-
<b>Total</b>	<b>315.41</b>	<b>-</b>

**Note No. 14 - Other Current Liabilities**

	(₹ in lakh)	
Particulars	As at 31 March, 2025	As at 31 March, 2024
a. Provision for expenses .....		
- Other Payable .....	-	0.44
b. Duties and Taxes .....	119.82	-
<b>Total</b> .....	<b>119.82</b>	<b>0.44</b>

**Note No. 14.1 - Non-Current Tax Liability**

	(₹ in lakh)	
Particulars	As at 31 March, 2025	As at 31 March, 2024
(i) Income tax Liability (Net) .....	0.38	-
<b>Total</b> .....	<b>0.38</b>	<b>-</b>

**Note No. 15 - Other Income**

	(₹ in lakh)	
Particulars	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
(a) Interest Income		
On Bank Deposits .....	4.69	0.93
On Income Tax Refund .....	0.00	-
(b) Profit on redemption of Mutual Fund.....	3.28	-
<b>Total</b> .....	<b>7.97</b>	<b>0.93</b>

**Note No. 16 a - Construction expenses incurred**

	(₹ in lakh)	
Particulars	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
<b>Expenses incurred during the year</b>		
Land & related cost.....	29,871.77	-
Power & Fuel .....	1.15	-
Rates and taxes .....	5,987.31	-
Legal & Professional Fees.....	1,984.92	-
Interest costs allocated .....	1,437.83	-
Manpower Cost .....	-	-
Other Project Administration Cost.....	94.45	-
<b>Construction Expenses incurred during the year (a) ..</b>	<b>39,377.43</b>	<b>-</b>
<b>Total</b> .....	<b>39,377.43</b>	<b>-</b>

**Note No. 16 b - Changes in inventories of work-in-progress and finished goods**

	(₹ in lakh)	
Particulars	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
Opening Stock.....	-	-
Work-in-progress .....	-	-
Finished Goods .....	-	-
<b>Total Opening Stock</b> .....	<b>-</b>	<b>-</b>
Closing Stock .....	-	-
Work-in-progress .....	39,377.43	-
Finished Goods .....	-	-
<b>Total Closing Stock</b> .....	<b>39,377.43</b>	<b>-</b>
<b>Changes in inventories of work-in-progress and finished goods</b> .....	<b>39,377.43</b>	<b>-</b>

**Note No. 17 - Finance Cost**

	(₹ in lakh)	
Particulars	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
Interest on Loan from related party .....	1,437.83	-
Less: Allocated to projects .....	(1,437.83)	-
	<b>-</b>	<b>-</b>

**Note No. 18 - Other Expenses**

	(₹ in lakh)	
Particulars	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
(a) Auditors remuneration and out-of-pocket expenses		
(i) As Auditors.....	0.77	0.34
(b) Other expenses		
(i) Legal and other professional cost .....	0.42	0.42
(ii) Others .....	-	0.14
(c) Bank Charges .....	0.03	-
<b>Total</b> .....	<b>1.22</b>	<b>0.90</b>

**Note No. 19 - Current Tax and Deferred Tax Income Tax recognised in profit or loss**

	(₹ in lakh)	
Particulars	For the Year ended 31 March, 2025	For the Year ended 31 March, 2024
<b>Current Tax:</b>		
In respect of current year.....	1.70	0.01
<b>Total income tax expense on continuing operations ..</b>	<b>1.70</b>	<b>0.01</b>

**Note No. 20 - Earning per share**

	As at 31 March, 2025	As at 31 March, 2024
Particulars	Per Share	Per Share
<b>Basic Earnings per share</b>		
From continuing operations .....	10.10	0.04
From discontinuing operations.....	-	-
<b>Total basic earnings per share</b> .....	<b>10.10</b>	<b>0.04</b>
<b>Diluted Earnings per share</b>		
From continuing operations .....	10.10	0.04
From discontinuing operations.....	-	-
<b>Total diluted earnings per share</b> .....	<b>10.10</b>	<b>0.04</b>

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

### Basic earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

Particulars	As at 31st March, 2025	As at 31st March, 2024
Profit / (loss) for the year attributable to owners of the Company		
Less: Preference dividend and tax thereon	5.05	0.02
Profit / (loss) for the year used in the calculation of basic earnings per share	5.05	0.02
Profit for the year on discontinued operations used in the calculation of basic earnings per share from discontinued operations		
<b>Profits used in the calculation of basic earnings per share from continuing operations</b>	<b>5.05</b>	<b>0.02</b>
Weighted average number of equity shares.....	50,000	50,000
<b>Earnings per share from continuing operations - Basic.....</b>	<b>10.10</b>	<b>0.04</b>

**Note No. 21** - As the Company can continue its current operations with its own cash resources, the accounts of the Company for the year ended 31st March, 2025 have been prepared on the basis of going concern.

### Note No. 22 - Financial Instruments

#### Capital management

The Company's capital management objectives are:

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders
- maintain an optimal capital structure to reduce the cost of capital

The Management of the Company monitors the capital structure using debt ratio which is determined as the proportion of total debt to total equity.

	As at 31st March, 2025	As at 31st March, 2024
Debt ratios are as follows:		
Debt (A) .....	50,300	-
Equity (B) .....	18.11	13.06
Debt Ratio (A/B).....	2,777.04	-

### Categories of financial assets and financial

The following tables shows the carrying amount and fair values of financial assets and financial liabilities by category:

(₹ in lakh)				
As at 31 March, 2025				
Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Current Assets</b>				
Cash and Cash Equivalents.....	1.12	-	-	1.12
Other Bank Balances .....	40.50	-	-	40.50
Other Financial Assets.....	0.29	-	-	0.29
<b>Current Liabilities</b>				
Borrowings.....	-	-	-	-
Trade Payables.....	315	-	-	315
As at 31 March, 2024				
Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Current Assets</b>				
Cash and Cash Equivalents.....	0.21	-	-	0.21
Other Bank Balances .....	13.00	-	-	13.00
Other Financial Assets.....	0.09	-	-	0.09

As at 31 March, 2024

Particulars	Amortised Costs	FVTPL	FVOCI	Total
<b>Current Liabilities</b>				
Borrowings.....	-	-	-	-
Trade Payables.....	-	-	-	-

### [II] Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

#### A) CREDIT RISK

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is not exposed to credit risk.

#### B) LIQUIDITY RISK

##### (i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

##### (ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years
<b>Non-derivative financial liabilities</b>			
<b>31-Mar-25</b>			
Non-interest bearing			
Trade Payable .....	315.41	-	-
<b>Long Term Borrowing</b>			
Long Term Borrowing - Principal.....	-	-	-
<b>Non-derivative financial liabilities</b>			
<b>31-Mar-24</b>			
Non-interest bearing			
Trade Payable .....	-	-	-
<b>Long Term Borrowing</b>			
Long Term Borrowing - Principal.....	-	-	-

#### C) MARKET RISK

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

There has been no significant changes to the Company's exposure to market risk or the methods in which they are managed or measured.

##### (i) Currency Risk

The Company undertakes transactions denominated only in Indian Rupees and hence, there is no risk of foreign exchange fluctuations.

## NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

### (ii) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have exposure to the risk of changes in market interest rates.

### (iii) Other price risk

The Company does not have other price risk.

### Note No. 23 - Fair Value Measurement

#### Fair Valuation Techniques and Inputs used

This section explains the judgment and estimates made in determining the fair value of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair value are disclosed in financials statements. To provide an indication about the reliability of the inputs used in determining the fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standards.

#### Fair value of financial assets and financial liabilities that are not measured at fair value

Particulars	(₹ in lakh)			
	31-Mar-25		31-Mar-24	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
- trade and other receivables				
- cash & cash equivalents .....	1.12	-	0.21	-
- Other bank balances .....	40.50	-	13.00	-
- Other Current Assets .....	0.29	-	0.09	-
	41.91	-	13.30	-
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
- loans from related parties .....	50,300.00	-	-	-
- trade and other payables .....	315.41	-	-	-
<b>Total</b>	50,615.41	-	-	-

### Note No. 24 - Financial Ratios

Particulars	Numerator	Denominator	For the year ended	For the year ended	% Variance	Reason for Variance
			31 March, 2025	31 March, 2024		
a) Current Ratio .....	Current Assets	Current Liabilities	90.59	30.68	195.25%	Increase in inventory due to acquisition of land
b) Debt Equity Ratio (Gross) .....	Debt	Equity	2,777.04	-	100%	Increase in debt due to acquisition of land
c) Debt Service Coverage Ratio (DSCR) .	Earning Available for debt service	Debt Service	NA	NA	NA	-
d) Return of Equity .....	Profit/(Loss) After Tax	Average Equity	32.40%	0.16%	20,010.47%	Increase in Profit during the year due to increase in interest income on investments
e) Inventory Turnover ratio .....	Revenue from Operations	Average Inventory	NA	NA	NA	-
f) Trade Receivables turnover ratio .....	Revenue from Operations	Average Trade Receivables	NA	NA	NA	-
g) Trade Payable turnover ratio .....	Cost of Sales	Average Trade payable	NA	NA	NA	-
h) Net capital turnover ratio, .....	Revenue from Operations	Average Working Capital (4)	NA	NA	NA	-
i) Net profit ratio .....	Profit/(Loss) After Tax	Revenue from Operations	0.00%	0.00%	0.00%	Revenue from operations is "Nil" during the year
j) Return on Capital employed .....	Earning before interest & taxes	Capital employed	0.01%	0.22%	(93.76%)	Increase in Profit during the year, huge Debt increase during the year.
k) Return on investment .....	Income generated from Investment	(Gross)	NA	NA	NA	-

Schedule III require explanation where the change in the ratio is more that 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios.

(₹ in lakh)

Fair value hierarchy as at 31<sup>st</sup> March, 2025

Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Cash and cash equivalents .....	-	1.12	-	1.12
(ii) Other bank balances .....	-	40.50	-	40.50
(iii) Other current assets .....	-	0.09	-	0.09
<b>Total .....</b>	-	41.71	-	41.71
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Long term loan .....	-	50,300.00	-	50,300.00
(ii) Trade Payable .....	-	315.41	-	315.41
<b>Total .....</b>	-	50,615	-	50,615

(₹ in lakh)

Fair value hierarchy as at 31<sup>st</sup> March, 2024

Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Cash and cash equivalents .....	-	0.21	-	0.21
(ii) Other bank balances .....	-	13.00	-	13.00
(iii) Other current assets .....	-	0.09	-	0.09
<b>Total .....</b>	-	13.30	-	13.30
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Long term loan .....	-	-	-	-
(ii) Trade Payable .....	-	-	-	-
<b>Total .....</b>	-	-	-	-

Note: The Company has not disclosed the fair value for financial instruments, because the carrying amounts are a reasonable approximation of fair value.



# NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31ST MARCH, 2025

## Note No. 25 - Additional regulatory information

### Details of benami property held

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

### Relationship with struck off companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

### Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

### Utilisation of borrowed funds and share premium

The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the group (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the group shall:

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

### Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

### Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

## Note No. 26 - Events after the reporting period

No material events have occurred after the Balance Sheet date and upto the approval of the Financial Statements

## Note No. 27 - Previous Year Figures

The figures for the previous year have been regrouped wherever necessary to confirm to current year's grouping.

## Note No. 28 - Related party disclosures

The Company has entered into a Joint Development Agreement (JDA) with GKW Limited on November 04, 2024, wherein GKW Ltd. retains ownership of the land and grants the Company exclusive development rights for a mixed-use project. As at balance sheet date land owner is yet to fulfil all the conditions precedent to the launch of the project as per JDA agreement, accordingly no financial impact has been given in the financial statements.

## Note No. 29 - Related party disclosures

### Names of related parties and related party relationship

#### Related parties where control exists

Holding Company	Mahindra Lifespace Developers Limited
Private Co in which holding co's director is director	Anarock Capital Advisors Private Limited

### Related party transactions

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

Nature of transactions with Related Parties	For the year ended	Mahindra Lifespace Developers Limited	Anarock Capital Advisors Private Limited
Interest on ICD	31-03-2025	1,437.83	–
	31-03-2024	–	–
Intercompany deposit received	31-03-2025	50,300.00	–
	31-03-2024	–	–
Reimbursement of expenses	31-03-2025	231.15	–
	31-03-2024	–	–
Transaction Advisory Services - Professional fees	31-03-2025	–	928.00
	31-03-2024	–	–
Nature of Balances with Related Parties		Balances as on	Mahindra Lifespace Developers Limited
ICD Payable	31-03-2025	50,300.00	–
	31-03-2024	–	–
Trade Payable	31-03-2025	272.75	–
	31-03-2024	–	–

As per our report of even date

For **B. K. Khare & Co.**

Chartered Accountants

Firm Registration No. 105102W

**Karthik Srinivasan**

Partner

Membership No: 215782

Place : Chennai

Date : 16<sup>th</sup> April, 2025

For and on behalf of the Board of Directors of

**Anthurium Developers Limited**

**Abhimanyu Mathur**

Director

DIN No. 09708907

Place : Mumbai

Date : 16<sup>th</sup> April, 2025

**Parveen Mahtani**

Director

DIN No. 05189797

Place : Mumbai

Date : 16<sup>th</sup> April, 2025

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF MOONSHINE CONSTRUCTION PRIVATE LIMITED

#### Report on the audit of the financial statements

##### Opinion

We have audited the accompanying financial statements of **M/s. Moonshine Construction Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2025 and the Statement of Profit and Loss and Statement of Cash Flows for the year then ended, the Statement of Changes in Equity for the year then ended and Notes to the Financial Statements, including a summary of significant 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 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its Profit and cash flows for the year ended on that date.

##### Basis for opinion

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

##### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

##### Information other than the financial statements and auditor's report thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information

comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed, we conclude that if there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### Responsibilities of Management and Those Charged with Governance for the financial statements

The Company's 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 and financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## 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 sub-section (11) of section 143 of the Companies Act, 2013, we give in the "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.
  - (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy

and operating effectiveness of the Company's internal financial controls over financial reporting.

(g) 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 does not have any pending litigations which would impact its financial statements;
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were 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, 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other

persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.
- vi. As required by Section 197(16) of the Act, based on our audit, we report that the Company has not paid remuneration to its directors for the year under audit. Hence, this clause is not applicable to the Company.
- vii. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Place: Mumbai  
Date: 10<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGO4625

## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

- i. As per information provided by the Company to us, it does not have any fixed asset as on 31st March, 2025. Accordingly, paragraph 3 (i) of the Order is not applicable to the Company.
- ii. (a) The Company does not have inventory. Accordingly, clause 3 (ii) (a) of the Order is not applicable.  
(b) As per information and explanation provided by the Company to us, the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iii. As per information and explanation provided by the Company to us, the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, paragraph 3 (iii) of the Order is not applicable to the Company.
- iv. According to the Information and explanation given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, Investments made, guarantees given and security as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there-under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records as specified under subsection (1) of the section 148 of the Act are not applicable to the Company and hence relevant provisions of the Order is not applicable.
- vii. (a) According to information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues, including income tax, Goods and Service Tax (GST), and other material statutory dues, as applicable, with the appropriate authorities and there are no outstanding as on the last day of the financial year concerned for a period of more than six months. The Company has no obligation under Provident Fund and Employee State Insurance Rules. Payment of Sales Tax, Wealth Tax, Customs and Excise duties and Value Added Tax is not applicable to the Company during the period of Audit period.  
(b) According to the records of the company, there are no dues outstanding with respect to income tax, provident fund, employees state insurance, GST and Cess, as applicable, on account of dispute.
- viii. As per information and explanation provided by the Company to us, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the Audit period in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Hence relevant provision of the Order is not applicable.
- ix. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.  
(b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or government authority.  
(c) According to the information and explanations given to us by the management, 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, we report that funds raised on short-term basis have not been utilized for long term purposes by the Company.  
(e) According to the information and explanations given to us, we report that 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 procedures performed by us, we report that 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) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or by way of private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.  
(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made



any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

- xi.** (a) During the course of our examination of the books and records of the company, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor any fraud on the Company has been noticed or reported during the year nor have we been informed of any such instance by the management.
- (b) During the course of our examination of the books and records of the company and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the order is not applicable to the Company.
- (c) According to the information and explanation given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii.** The Company is not a Nidhi Company and so relevant clause is not applicable.
- xiii.** 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 all transactions with related parties have been disclosed in the financial statements.
- xiv.** The Company is the private limited company and does not have turnover of two hundred crore rupees or more during the preceding financial year; or outstanding loans or borrowings from banks or public financial institutions exceeding one hundred crore rupees or more at any point of time during the preceding financial year. Hence Section 138 is not applicable and so relevant clause is not applicable.
- xv.** The Company has not entered into any non-cash transactions with directors or persons connected with any director of the Company.
- xvi.** The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- xvii.** The Company has not incurred cash losses in the Audit Period and incurred a cash losses in the immediately preceding financial year (F.Y. 2023-24) Rs. 0.82 Lakhs.
- xviii.** During the year no statutory auditor's has been resigned, hence relevant clause is not applicable.
- xix.** (a) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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.
- (b) 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.** (a) There were no amounts which were required to be transferred to fund specified under Schedule VII of Companies Act, 2013.
- (b) The company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year. Hence Section 135 is not applicable and so relevant clause is not applicable.
- xxi.** Clause (xxi) of the Order is not applicable to the Company since report is of Standalone Financial Statement.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Place: Mumbai  
Date: 10<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGO4625



## **ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF MOONSHINE CONSTRUCTION PRIVATE LIMITED**

### **Act Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of **Moonshine Construction Private Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

### **Management’s Responsibility for Internal Financial Controls**

The Company’s management 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. 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 Companies Act, 2013.

### **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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 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 March 31, 2025, 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.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Place: Mumbai  
Date: 10<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGO4625

**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025**

		(₹ in lakh)	
Particulars	Note No.	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
(a) Financial Assets			
(i) Investments .....	4	—	—
<b>Total Non-current assets (I) .....</b>		<b>—</b>	<b>—</b>
<b>CURRENT ASSETS</b>			
(a) Financial Assets			
(i) Cash and Cash Equivalents .....	5	<b>0.21</b>	0.36
<b>Total current assets (II) .....</b>		<b>0.21</b>	<b>0.36</b>
<b>Total Assets [(I)+(II)] .....</b>		<b>0.21</b>	<b>0.36</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity Share Capital .....	6	<b>0.00</b>	0.00
(b) Other Equity .....	7	<b>(31.07)</b>	(33.80)
<b>Total equity (III) .....</b>		<b>(31.07)</b>	<b>(33.80)</b>
<b>LIABILITIES</b>			
<b>NON-CURRENT LIABILITIES</b>			
(a) Financial Liabilities			
(i) Borrowings .....	8	<b>1.00</b>	1.00
<b>Total Non-current liabilities (IV) .....</b>		<b>1.00</b>	<b>1.00</b>
<b>CURRENT LIABILITIES</b>			
(a) Financial Liabilities			
(i) Borrowings .....	9	<b>28.65</b>	28.15
(ii) Trade Payables .....			
— total outstanding dues of micro enterprises and small enterprises .....		<b>—</b>	—
— total outstanding dues of trade payables other than micro enterprises and small enterprises .....	10	<b>0.36</b>	3.98
(iii) Other Financial Liabilities .....	11	<b>1.26</b>	1.01
(b) Other Current Liabilities .....	12	<b>0.01</b>	0.02
<b>Total current liabilities (V) .....</b>		<b>30.28</b>	<b>33.16</b>
<b>Total equity and liabilities [(III)+(IV)+(V)] .....</b>		<b>0.21</b>	<b>0.36</b>

The accompanying notes 1 to 24 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.**

**Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

For and on behalf of the Board of Directors

**Abhimanyu Hari Mathur**

Director (DIN-09708907)

**Sriram Kumar**

Director (DIN-07986708)

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

(₹ in lakh)

<b>Particulars</b>	<b>Note No.</b>	<b>For the year ended 31<sup>st</sup> March, 2025</b>	<b>For the year ended 31<sup>st</sup> March, 2024</b>
<b>I</b> Revenue from operations .....		—	—
<b>II</b> Other Income .....	13	<b>3.57</b>	—
<b>III Total Revenue (I + II)</b> .....		<b>3.57</b>	—
<b>IV EXPENSES</b>			
(i) Finance costs .....	14	<b>0.28</b>	0.21
(ii) Other expenses .....	15	<b>0.56</b>	0.61
<b>Total Expenses (III-IV)</b> .....		<b>0.84</b>	0.82
<b>V Profit / (Loss) before tax</b> .....		<b>2.73</b>	(0.82)
<b>VI Tax Expense</b>			
(1) Current tax .....		—	—
(2) Deferred tax .....		—	—
<b>Total tax expense</b> .....		—	—
<b>VII Profit / (Loss) after Tax</b> .....		<b>2.73</b>	(0.82)
<b>VIII Earnings per equity share (for continuing and discontinued operations):</b>			
Basic/Diluted .....	16	<b>13,000.00</b>	(3,922.48)

The accompanying notes 1 to 24 are an integral part of these financial statements

In terms of our report attached

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

For and on behalf of the Board of Directors

**Abhimanyu Hari Mathur**

Director (DIN-09708907)

**Sriram Kumar**

Director (DIN-07986708)

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

Particulars	(₹ in lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Profit/(Loss) before tax for the year.....	<b>2.73</b>	(0.82)
Adjustments for:		
Finance costs recognised in profit or loss.....	<b>0.28</b>	0.21
	<b>3.01</b>	(0.61)
Movements in working capital:		
(Decrease)/increase in trade and other payables .....	<b>(3.62)</b>	0.07
(Decrease)/increase in other liabilities.....	<b>0.24</b>	0.20
	<b>(3.38)</b>	0.27
<b>Net cash utilized by operating activities (A).....</b>	<b>(0.37)</b>	(0.34)
<b>Cash flows from investing activities</b>		
Proceeds on sale of investments .....	—	—
Net cash (used in)/generated by investing activities (B).....	—	—
<b>Cash flows from financing activities</b>		
ICD Received .....	<b>0.50</b>	0.50
Interest paid on ICD .....	<b>(0.28)</b>	(0.21)
<b>Net cash generated / (used) in financing activities (C).....</b>	<b>0.22</b>	0.29
<b>Net increase in cash and cash equivalents (A+B+C) .....</b>	<b>(0.15)</b>	(0.05)
Cash and cash equivalents at the beginning of the year/period .....	<b>0.36</b>	0.41
	<b>0.36</b>	0.41
<b>Cash and cash equivalents at the end of the year .....</b>	<b>0.21</b>	0.36

In terms of our report attached

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

For and on behalf of the Board of Directors

**Abhimanyu Hari Mathur**

Director (DIN-09708907)

**Sriram Kumar**

Director (DIN-07986708)

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025****A. Equity Share Capital**

(₹ in lakh)

<b>As at 01 April, 2023</b> .....	0.00
Changes in equity share capital during the year.....	—
<b>As at 31 March, 2024</b> .....	0.00
Changes in equity share capital during the year.....	—
<b>As at 31 March, 2025</b> .....	0.00

**a. Equity share capital****Equity share capital  
(no of shares)**

<b>As at 01 April, 2023</b> .....	21
Changes in equity share capital during the year	
Issue of equity shares.....	—
<b>Balance at 31 March, 2024</b> .....	21
Changes in equity share capital during the year.....	
Issue of equity shares.....	—
<b>Balance at 31 March, 2025</b> .....	21

**Particulars****Retained earnings**

<b>Balance at 01 April, 2023</b> .....	<b>(32.98)</b>
Profit/(Loss) for the year .....	(0.83)
Other comprehensive income .....	—
Total comprehensive income .....	(0.83)
<b>Balance at 31 March, 2024</b> .....	<b>(33.80)</b>
Profit/(Loss) for the year .....	2.73
Other comprehensive income .....	—
Total comprehensive income .....	2.73
<b>Balance at 31 March, 2025</b> .....	<b>(31.07)</b>

In terms of our report attached

For and on behalf of the Board of Directors

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No: 117246W

**Abhimanyu Hari Mathur**

Director (DIN-09708907)

**Mukesh Maheshwari**

Partner

Membership No:049818

**Sriram Kumar**

Director (DIN-07986708)

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. Corporate information

Moonshine Construction Private Limited ("the Company") is a private limited company incorporated in India on 16 May, 1996 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, P. K. Kurne Chowk, Worli, Mumbai – 400 018.

The Company is subsidiary of Mahindra Lifespace Developers Limited, Mumbai, a company incorporated in India. The ultimate parent company is Mahindra & Mahindra Limited.

### 2. Significant Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The Standalone Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under section 133 of the Companies Act, 2013 (the Act) and other relevant provision of the act. The aforesaid financial statements have been approved by the Company's Board of Directors and authorised for issue in the meeting held on 10th April 2025.

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets upto the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed off, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

Depreciation on assets (other than impaired assets) is calculated on straight line method which is based on useful life indicated in part C of schedule II to the Companies Act, 2013.

#### 2.3 Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is

increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement profit and loss.

#### 2.4 Inventories

Inventories are stated at the lower of cost and net realisable value, whichever is lower. Cost is arrived at on first-in-first-out basis and includes overheads on absorption basis, where appropriate.

### Financial assets and Liabilities

#### 2.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

#### 2.6 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

##### 2.6.1 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

##### 2.6.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

#### 2.7 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.



### 2.7.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.7.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

#### 2.7.1.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

## 2.8 Revenue recognition

Revenue on account of sale of services is recognised under the completed service contract method to the extent it is probable that the economic benefit will flow to the Company and the revenue can be reliably measured.

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

Dividend income is recognised in the statement of profit and loss when the right to receive payment is established. Interest Income is accounted for on time proportion basis.

## 2.9 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

### 2.9.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

### 2.9.2 Deferred tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences

between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 2.9.4 Minimum Alternate Tax (MAT):

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

## 2.10 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

## 2.11 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/ (loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

## 3. Use of estimates and judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

## NOTES TO THE FINANCIAL STATEMENT AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

### Note No. 4 - Investments

Particulars	Face Value (Rs.)	As at 31 <sup>st</sup> March, 2025 Nos. (₹ in lakh)	As at 31 <sup>st</sup> March, 2024 Nos. (₹ in lakh)
Investments carried at cost or deemed cost			
Investments in Preference shares			
Preference shares - Mahindra World City Maharashtra Limited	10	-	-
<b>Total Investments</b>		<b>-</b>	<b>-</b>

### Note No. 5 - Cash and cash equivalents

Particulars	As at 31 <sup>st</sup> March, 2025 (₹ in lakh)	As at 31 <sup>st</sup> March, 2024 (₹ in lakh)
Cash and cash equivalents		
Balances with banks	0.21	0.36
<b>Total Cash and cash equivalent</b>	<b>0.21</b>	<b>0.36</b>

### Note No. 6 - Equity share capital

Particulars	As at 31 <sup>st</sup> March, 2025 Number of shares (₹ in lakh)	As at 31 <sup>st</sup> March, 2024 Number of shares (₹ in lakh)
(a) Authorised		
Equity shares of Rs. 10 each with voting rights	21 0.00	21 0.00
	<b>21 0.00</b>	<b>21 0.00</b>
(b) Issued, subscribed and fully paid-up shares		
Equity shares of Rs. 10 each	21 0.00	21 0.00
	<b>21 0.00</b>	<b>21 0.00</b>

Notes (i) to (iv) below

#### (i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:

Particulars	As at 31 <sup>st</sup> March, 2025 Number of shares (₹ in lakh)	As at 31 <sup>st</sup> March, 2024 Number of shares (₹ in lakh)
Opening balance	21 0.00	21 0.00
Add: Issued during the year	- -	- -
<b>Closing balance</b>	<b>21 0.00</b>	<b>21 0.00</b>

The company has not allotted any equity shares for consideration other than cash, bonus shares, nor have any shares been bought back during the period of five years immediately preceding the Balance Sheet date.

#### (ii) Terms/rights attached to equity shares:

The Company is having only one class of equity shares having par value of Rs. 10 each. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company. The distribution will be in proportion to the amount paid up on equity shares held by the shareholders.

#### (iii) Details of shares held by:

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Mahindra World City Maharashtra Limited	20	20
Deep Mangal Developers Pvt. Ltd.	1	1
<b>TOTAL</b>	<b>21</b>	<b>21</b>

#### (iv) Details of shares held by each shareholder holding more than 5% shares:

Particulars	As at 31 <sup>st</sup> March, 2025 Number of shares % holding	As at 31 <sup>st</sup> March, 2024 Number of shares % holding
Mahindra World City Maharashtra Limited	20 95.24%	20 95.24%

### Note No. 7 - Other equity

Particulars	Retained earnings	Total
Balance at 31 <sup>st</sup> March, 2023	(32.98)	(32.98)
Profit/(Loss) for the year	(0.82)	(0.82)
Other comprehensive income	-	-
Total comprehensive income	(0.82)	(0.82)
<b>Balance at 31<sup>st</sup> March, 2024</b>	<b>(33.80)</b>	<b>(33.80)</b>
Profit/(Loss) for the year	2.73	2.73
Other comprehensive income	-	-
Total comprehensive income	2.73	2.73
<b>Balance at 31<sup>st</sup> March, 2025</b>	<b>(31.07)</b>	<b>(31.07)</b>

### Note No. 8 - Non-Current Borrowings

Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Measured at amortised cost		
A. Unsecured Borrowings - at amortised Cost		
(i) Other Loans		
Redeemable preference share capital	1.00	1.00
<b>Total Borrowings</b>	<b>1.00</b>	<b>1.00</b>

#### (i) Details of Redeemable preference shareholders

Sr. No.	Shareholder's Name	No. of Shares	Face Value per share	Amount (Rs.)
1	Mahindra Lifespace Developers Limited	5000	10	50,000.00
2	Deep Mangal Developers Private Limited	500	10	5,000.00
3	Mahindra World City (Maharashtra) Ltd	4479	10	44,790.00
<b>TOTAL</b>		<b>9979</b>	<b>-</b>	<b>99,790.00</b>

**NOTES TO THE FINANCIAL STATEMENT AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025****Note No. 9 - Current Borrowings**

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>A. Unsecured Borrowings</b>		
(i) Loans from related parties*	3.50	3.00
(ii) Loans from others	25.15	25.15
<b>Total Current Borrowings</b>	<b>28.65</b>	<b>28.15</b>

\*The Unsecured Inter Corporate Deposit taken from Mahindra Lifespace Developers Limited is in range of 8.25% - 8.50%(Previous Year 8.25% p.a.)

**Note No. 10 - Trade Payables**

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Trade payable -total outstanding Dues of micro enterprises and small enterprises		
Trade payable - Other than micro and small enterprises	0.36	3.98
<b>Total Trade Payables</b>	<b>0.36</b>	<b>3.98</b>

**Note:**

Based on the information available with the Company there are no outstanding in respect of Micro, Small and Medium Enterprises as of Balance Sheet date

10 A. - Ageing for trade payable from the due date of payment for each of the category is as follows:-

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<u>Undisputed dues of creditors other than micro enterprises and small enterprises</u>		
Unbilled	-	-
Not Due	-	-
0 months - 1 year	0.24	0.21
1-2 Years	-	-
2-3 years	-	-
More than 3 years	0.12	3.57
<b>Total</b>	<b>0.36</b>	<b>3.78</b>

**Note No. 11 - Other Financial Liabilities**

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Current		
(a) Interest accrued but not due	1.27	1.01
<b>Total Other Current Liabilities</b>	<b>1.27</b>	<b>1.01</b>

**Note No. 12 - Other current liabilities**

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
a. Others		
Statutory remittances (withholding taxes)	0.01	0.02
<b>Total Other Financial Liabilities</b>	<b>0.01</b>	<b>0.02</b>

**Note No. 13 - Other Income**

	(₹ in lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Miscellaneous Income	3.57	-
<b>Total Other Income</b>	<b>3.57</b>	<b>-</b>

**Note No. 14 - Finance Cost**

	(₹ in lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Interest expense	0.28	0.21
<b>Total Finance Cost</b>	<b>0.28</b>	<b>0.21</b>

**Note No. 15 - Other Expenses**

	(₹ in lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Auditors remuneration and out-of-pocket expenses		
(i) As Auditors	0.24	0.21
(b) Other expenses		
(i) Legal and other professional costs	0.32	0.40
(ii) Bank charges	0.00	-
<b>Total Other Expenses</b>	<b>0.56</b>	<b>0.61</b>

**Note No. 16 - Earnings per Share  
Basic Earnings per Share**

	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
Particulars		
(a) Net loss for the year	2.73	(0.82)
(b) Nominal value per share	10	10
(c) Weighted average number of equity shares (No.)	21	21
(d) Basic/Diluted earning per share	<b>13,000.00</b>	<b>(3,922.48)</b>

**Note No. 17 - Related Party Transactions**

Related party disclosures as required by Ind As 24 "Related Party Disclosures" are given below.

**Enterprises Controlling the Company**

	(₹ in lakh)
1 Mahindra & Mahindra Limited	Ultimate Holding Company
2 Mahindra Lifespace Developers Limited	Holding Company

NOTES TO THE FINANCIAL STATEMENT AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

Particulars	For the year ended	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited
<b><u>Nature of transactions with Related Parties</u></b>			
Inter Corporate Deposits	31-Mar-25	—	0.50
	31-Mar-24	—	0.50
Interest on ICD	31-Mar-25	—	0.28
	31-Mar-24	—	0.21
<b><u>Nature of Balances with Related Parties</u></b>			
	Balances as on	Mahindra & Mahindra Limited	Mahindra Lifespace Developers Limited
ICD Payables	31-Mar-25	—	3.50
	31-Mar-24	—	3.00
Interest on ICD Payables	31-Mar-25	—	1.26
	31-Mar-24	—	1.01

\* Previous year's figures are in Italic

**Note No. 18** - The accounts of the Company for the year ended 31 March, 2025 have been prepared on the basis of going concern.

**Note No. 19 - Financial Instruments**

**[I] Capital management**

The Company's capital management objectives is to ensure the Company's ability to continue as a going concern

The capital structure of the Company consists of equity.

The Company does not have any borrowings.

The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. 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.

**[II] Financial Risk Management Framework**

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

**(A) CREDIT RISK**

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

**(i) Trade receivables**

Outstanding customer receivables are regularly monitored. An impairment analysis is performed at each reporting date and the Company measures the loss allowances at an amount equal to lifetime expected credit losses. The Company does not hold collateral as security.

**(ii) Financial instruments and cash deposits:**

Credit risk from balances with banks is managed by the Company in accordance with the Company's policy. Investments of surplus funds are made only with bank.

**(B) LIQUIDITY RISK**

**(i) Liquidity risk management**

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

**(ii) Maturities of financial liabilities**

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

(₹ in lakh)

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above	Total	Carrying Value
<b>Non-derivative financial liabilities</b>						
<b>31-Mar-25</b>						
Trade Payable	0.24	—	0.12	—	0.36	0.36
<b>Total</b>	<b>0.24</b>	<b>—</b>	<b>0.12</b>	<b>—</b>	<b>0.36</b>	<b>0.36</b>
<b>31-Mar-24</b>						
Trade Payable	0.21	—	3.57	—	3.78	3.78
<b>Total</b>	<b>0.21</b>	<b>—</b>	<b>3.57</b>	<b>—</b>	<b>3.78</b>	<b>3.78</b>

**(C) MARKET RISK**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. There has been no significant changes to the Company's exposure to market risk or the methods in which they are managed or measured.

**(i) Currency Risk**

The Company undertakes transactions denominated only in Indian Rupees and hence, there is no risk of foreign exchange fluctuations.

**(ii) Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have significant exposure to the risk of changes in market interest rates.

**(iii) Other price risk**

The Company does not have significant other price risk.

**NOTES TO THE FINANCIAL STATEMENT AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025****Note No. 20 - Financial Ratios**

(₹ in lakh)

	Particulars	Numerator	Denominator	For the year ended 31 March, 2025	For the year ended 31 March, 2024	% Variance	Reason for material variance
a)	Current Ratio	Current Assets	Current Liabilities	0.01	0.01	(36.11%)	Decrease in current liabilities
b)	Debt Equity Ratio	Net Debt	Equity	(0.95)	(0.86)	10.67%	
c)	Debt Service Coverage Ratio (DSCR)	EBDITA	Total Debt	0.09	(0.03)	(423.39%)	Increase in Profit
d)	Return of Equity	PAT	Networth	8.42%	(2.49%)	(438.08%)	Increase in Profit
e)	Inventory Turnover ratio	COGS	Average Inventory	NA	NA	NA	
f)	Trade Receivables turnover ratio	Turnover	Trade Receivables (Average)	NA	NA	NA	
g)	Trade Payable turnover ratio	COGS	Average Trade payable	NA	NA	NA	
h)	Net capital turnover ratio,	Average Network	Turnover	NA	NA	NA	
i)	Net profit ratio	PAT	Revenue	NA	NA	NA	
j)	Return on Capital employed	PAT	Borrowing	192.54%	(17.71%)	(1,187.25%)	Increase in Profit
k)	Return on investment	PAT	Capital employed	NA	NA	NA	

Schedule III require explanation where the change in the ratio is more that 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios.

**Note No. 21 - Additional regulatory information****Details of benami property held**

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

**Relationship with struck off companies**

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

**Wilful defaulter**

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

**Undisclosed income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

**Details of crypto currency or virtual currency**

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

**Note No. 22 - Events after the reporting period**

No material events have occurred after the Balance Sheet date and upto the approval of the Financial Statements

**Note No. 23 - Previous Year Figures**

The figures for the previous year have been regrouped wherever necessary to confirm to current year's grouping.

**Note No. 24 - Fair Value Measurement****Fair Valuation Techniques and Inputs used**

This section explains the judgment and estimates made in determining the fair value of the financial instruments that are (a) recognised and

measured at fair value and (b) measured at amortised cost and for which fair value are disclosed in financials statements. To provide an indication about the reliability of the inputs used in determining the fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standards.

**Level 1 Inputs:**

Level 1 inputs are quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date. A quoted market price in an active market provides the most reliable evidence of fair value and is used without adjustment to measure fair value whenever available, with limited exceptions. If an entity holds a position in a single asset or liability and the asset or liability is traded in an active market, the fair value of the asset or liability is measured within Level 1 as the product of the quoted price for the individual asset or liability and the quantity held by the entity, even if the market's normal daily trading volume is not sufficient to absorb the quantity held and placing orders to sell the position in a single transaction might affect the quoted price.

**Level 2 Inputs:**

Level 2 inputs are inputs other than quoted market prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 2 inputs include:

- quoted prices for similar assets or liabilities in active markets
- quoted prices for identical or similar assets or liabilities in markets that are not active
- inputs other than quoted prices that are observable for the asset or liability, for example-interest rates and yield curves observable at commonly quoted interval
- implied volatilities
- credit spreads
- inputs that are derived principally from or corroborated by observable market data by correlation or other means ('market-corroborated inputs')

**NOTES TO THE FINANCIAL STATEMENT AS AT AND FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025****Level 3 Inputs:**

Level 3 inputs are unobservable inputs for the asset or liability. Unobservable inputs are used to measure fair value to the extent that relevant observable inputs are not available, thereby allowing for situations in which there is little, if any, market activity for the asset or liability at the measurement date. An entity develops unobservable inputs using the best information available in the circumstances, which might include the entity's own data, taking into account all information about market participant assumptions that is reasonably available.

(₹ in lakh)

Fair value hierarchy as at 31 <sup>st</sup> March, 2025				
Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Cash and cash equivalents	–	0.21	–	0.21
<b>Total</b>	–	0.21	–	0.21
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Non Current Borrowings	–	1.00	–	1.00
(ii) Current Borrowings	–	28.65	–	28.65
(iii) Trade payables	–	0.36	–	0.36
(iv) Other Financial Liabilities	–	1.26	–	1.26
<b>Total</b>	–	31.27	–	31.27

(₹ in lakh)

Fair value hierarchy as at 31 <sup>st</sup> March, 2024				
Financial assets/financial liabilities	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
<u>Financial assets carried at Amortised Cost</u>				
(i) Cash and cash equivalents	–	0.36	–	0.36
<b>Total</b>	–	0.36	–	0.36
<b>Financial liabilities</b>				
<u>Financial liabilities held at amortised cost</u>				
(i) Non Current Borrowings	–	1.00	–	1.00
(ii) Current Borrowings	–	28.15	–	28.15
(iii) Trade payables	–	3.98	–	3.98
(iv) Other Financial Liabilities	–	1.01	–	1.01
<b>Total</b>	–	34.14	–	34.14

In terms of our report attached

**For M/s. MAKK & Co.****Chartered Accountants**

Firm Registration No: 117246W

**Mukesh Maheshwari**

Partner

Membership No:049818

Place: Mumbai

Date: 10<sup>th</sup> April, 2025

For and on behalf of the Board of Directors

**Abhimanyu Hari Mathur**

Director (DIN-09708907)

**Sriram Kumar**

Director (DIN-07986708)

Place: Mumbai

Date: 10<sup>th</sup> April, 2025



## INDEPENDENT AUDITOR'S REPORT

### To the Members of Mahindra Knowledge Park Mohali Limited Report on the audit of the financial statements

#### Opinion

We have audited the accompanying financial statements of **Mahindra Knowledge Park Mohali Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2025 and the Statement of Profit and Loss and Statement of Cash Flows for the year then ended, the Statement of Changes in Equity for the year then ended and Notes to the financial statements, including a summary of significant 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 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its **Profit** and cash flows for the year ended on that date.

#### Basis for opinion

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

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

#### Information other than the financial statements and auditor's report thereon

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

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

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

If, based on the work we have performed, we conclude that if there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of Management and Those Charged with Governance for the financial statements

The Company's 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 and financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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 scepticism throughout the audit. We also:

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

circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### 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 sub-section (11) of section 143 of the Companies Act, 2013, we give in the "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.
  - (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- (g) 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 does not have any pending litigations which would impact its financial statements;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were 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, 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
    - b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.
- vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
3. As required by Section 197(16) of the Act, based on our audit, we report that the Company has not paid remuneration to its directors for the year under audit. Hence, this clause is not applicable to the Company.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No: 049818

Place: Mumbai  
Date: 10<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGP4404

## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

- i. As per information provided by the Company to us and examination of the books of accounts, the Company does not have Property, Plant and Equipment and Intangible assets, accordingly, the requirements under paragraph 3 (i) (a),(b), (c), (d) and (e) are not applicable to the Company.
- ii. (a) As per information and explanation provided by the Company to us and examination of the books of accounts, the Company does not have Inventories, accordingly, the requirements under paragraph 3 (ii) (a) is not applicable to the Company.  
(b) As per information and explanation provided by the Company to us, the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3 (ii) (b) of the Order is not applicable to the Company.
- iii. As per information and explanation provided by the Company to us, during the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, paragraph 3 (iii) of the Order is not applicable to the Company.
- iv. According to the Information and explanation given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, Investments made, guarantees given and security as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there-under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The maintenance of cost records as specified under subsection (1) of the section 148 of the Act are not applicable to the Company and hence relevant provisions of the Order is not applicable.
- vii. (a) According to information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues, including income tax, Goods and Service Tax (GST), and other material statutory dues, as applicable, with the appropriate authorities and there are no outstanding as on the last day of the financial year concerned for a period of more than six months. The Company has no obligation under Provident Fund and Employee State Insurance Rules. Payment of Sales Tax, Wealth Tax, Customs and Excise duties and Value Added Tax is not applicable to the Company during the period of Audit period.  
(b) According to the records of the company, there are no dues outstanding with respect to income tax, provident fund, employees state insurance, GST and Cess, as applicable, on account of dispute.
- viii. As per information and explanation provided by the Company to us, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the Audit period in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Hence relevant provision of the Order is not applicable.
- ix. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.  
(b) According to the information and explanations given to us, the Company has not been declared a willful defaulter by any bank or financial institution or government authority.  
(c) According to the information and explanations given to us by the management, 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, we report that funds raised on short-term basis have not been utilized for long term purposes by the Company.  
(e) According to the information and explanations given to us, we report that 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 procedures performed by us, we report that 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) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or by way of private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.  
(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- xi. (a) During the course of our examination of the books and records of the company, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor any fraud on the Company has been noticed or reported during the year nor have we been informed of any such instance by the management.  
(b) During the course of our examination of the books and records of the company and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the order is not applicable to the Company.  
(c) According to the information and explanation given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.

- xii. The Company is not a Nidhi Company and so relevant clause is not applicable.
- xiii. 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 all transactions with related parties have been disclosed in the financial statements.
- xiv. The Company is the unlisted public limited company and does not have paid up share capital of fifty crore rupees or more during the preceding financial year; turnover of two hundred crore rupees or more during the preceding financial year; or outstanding loans or borrowings from banks or public financial institutions exceeding one hundred crore rupees or more at any point of time during the preceding financial year; outstanding deposits of twenty five crore rupees or more at any point of time during the preceding financial year. Hence, section 138 is not applicable and so relevant clause is not applicable.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with any director of the Company.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- xvii. The Company has not incurred cash losses in the audit period and in the immediately preceding financial year (FY 2023-24) Rs. 1.78 lakhs cash loss were incurred.
- xviii. During the year no statutory auditor's has been resigned, hence relevant clause is not applicable.
- xix. (a) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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.
- (b) 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. (a) There were no amounts which were required to be transferred to fund specified under Schedule VII of Companies Act, 2013.
- (b) The company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during the immediately preceding financial year. Hence Section 135 is not applicable and so relevant clause is not applicable.
- xxi. Clause (xxi) of the Order is not applicable to the Company since report is of Standalone Financial Statement.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No.: 049818

Date: 10<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGP4404



## ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF MAHINDRA KNOWLEDGE PARK MOHALI LIMITED

### Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **Mahindra Knowledge Park Mohali Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### Management’s Responsibility for Internal Financial Controls

The Company’s management 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. 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 Companies Act, 2013.

#### Auditor’s 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, 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 authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized 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 March 31, 2025, 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.

For **M/s. MAKK & Co.**  
Chartered Accountants  
FRN: 117246W

**Mukesh Maheshwari**  
Partner  
Membership No. : 049818  
Date: 10<sup>th</sup> April, 2025  
UDIN: 25049818BMNRGP4404



**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2025**

Particulars	Note No.	(₹ in lakh)	
		As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>I ASSETS</b>			
<b>Current assets</b>			
(a) Financial assets			
(i) Cash and cash equivalents .....	<b>4</b>	<b>0.32</b>	0.56
<b>Total current assets (I) .....</b>		<b>0.32</b>	0.56
<b>TOTAL ASSETS .....</b>		<b>0.32</b>	0.56
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity share capital .....	<b>5</b>	<b>0.00</b>	0.00
(b) Other equity .....	<b>6</b>	<b>(121.88)</b>	(126.79)
<b>Total equity (II) .....</b>		<b>(121.88)</b>	(126.79)
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings .....	<b>7</b>	<b>5.00</b>	5.00
<b>Total Non-current liabilities (III) .....</b>		<b>5.00</b>	5.00
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings .....	<b>8</b>	<b>3.30</b>	0.80
(ii) Trade payables .....	<b>9</b>		
-total outstanding dues of micro enterprises and small enterprises		—	—
-total outstanding dues of trade payables other than micro enterprises and small enterprises		<b>113.65</b>	121.55
(ii) Other Current financial liabilities .....	<b>10</b>	<b>0.25</b>	—
<b>Total current liabilities (IV) .....</b>		<b>117.20</b>	122.35
<b>Total equity and liabilities {(II)+(III)+(IV)} .....</b>		<b>0.32</b>	0.56

Summary of Material Accounting Policies

The accompanying notes 1 to 22 are an integral part of these financial statements

# 0.00 is amount less than 500

In terms of our report attached

**For M/S. MAKK & Co.****Chartered Accountants**

Firm's Registration Number : 117246W

**Mukesh Maheshwari**

Partner

Membership No.: 049818

Place : Mumbai

Date : 10/04/2025

For and on behalf of the Board of Directors

**Abhimanyu Mathur**

Director(DIN:09708907)

**Feroze Baria**

Director (DIN-03315262)

Place : Mumbai

Date : 10/04/2025

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

		(₹ in lakh)	
Particulars	Note No.	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
I Revenue from operations.....		—	—
II Other income	11	6.78	—
III Total income (I+II).....		6.78	—
IV Expenses			
(a) Finance costs	12	0.26	—
(a) Other expenses .....	13	1.61	1.78
Total Expenses (IV) .....		1.87	1.78
VI Profit/(Loss) before tax (III-IV) .....		4.91	(1.78)
VII Tax Expense			
(1) Current tax .....		—	—
(2) Deferred tax .....		—	—
Total tax expense		—	—
VIII Profit/(Loss) for the year (V-VI).....		4.91	(1.78)
IX Earnings per equity share			
Basic/Diluted .....	14	37,769.23	(13,685.10)

Summary of Material Accounting Policies

The accompanying notes 1 to 22 are an integral part of these financial statements

In terms of our report attached

**For M/S. MAKK & Co.**  
**Chartered Accountants**  
 Firm's Registration Number : 117246W

**Mukesh Maheshwari**  
 Partner  
 Membership No.: 049818

Place : Mumbai  
 Date : 10/04/2025

For and on behalf of the Board of Directors

**Abhimanyu Mathur**  
 Director(DIN:09708907)

**Feroze Baria**  
 Director (DIN-03315262)

Place : Mumbai  
 Date : 10/04/2025

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

Particulars	(₹ in lakh)	
	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
<b>Cash flows from operating activities</b>		
Profit/(Loss) for the year .....	<b>4.91</b>	(1.78)
Adjustments for:		
Finance costs recognised in profit or loss.....	<b>0.26</b>	—
	<b>5.17</b>	(1.78)
Movements in working capital:		
(Decrease) / increase in trade and other payables .....	<b>(7.90)</b>	2.31
	<b>(7.90)</b>	2.31
Cash generated from operations		
Net cash (used in)/generated by operating activities .....	<b>(2.73)</b>	0.53
Net cash (used in)/generated by investing activities .....	<b>—</b>	<b>—</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings .....	<b>2.50</b>	
Net cash (used in)/generated in financing activities.....	<b>2.50</b>	—
<b>Net increase in cash and cash equivalents .....</b>	<b>(0.23)</b>	<b>0.53</b>
Cash and cash equivalents at the beginning of the year/period .....	<b>0.56</b>	0.03
<b>Cash and cash equivalents at the end of the year .....</b>	<b>0.32</b>	0.56

The accompanying notes 1 to 22 are an integral part of these financial statements

In terms of our report attached

**For M/S. MAKK & Co.**  
**Chartered Accountants**  
 Firm's Registration Number : 117246W

**Mukesh Maheshwari**  
 Partner  
 Membership No.: 049818

Place : Mumbai  
 Date : 10/04/2025

For and on behalf of the Board of Directors

**Abhimanyu Mathur**  
 Director(DIN:09708907)

**Feroze Baria**  
 Director (DIN-03315262)

Place : Mumbai  
 Date : 10/04/2025

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025

### A. Equity share capital

(₹ in lakh)

As at 31 <sup>st</sup> March, 2023	0.00
Changes in equity share capital during the year	—
As at 31 <sup>st</sup> March, 2024	0.00
Changes in equity share capital during the year	—
As at 31 <sup>st</sup> March, 2025	0.00

### Retained earnings / (Deficit)

### B. Other Equity

(₹ in lakh)

As at 31 <sup>st</sup> March, 2023	(125.02)
Loss for the year	(1.78)
Other Comprehensive Loss	—
As on 31 <sup>st</sup> March, 2024	(126.79)
Profit for the year	4.91
Other Comprehensive Loss	—
As at 31 <sup>st</sup> March, 2025	(121.88)

The accompanying notes 1 to 22 are an integral part of these financial statements

In terms of our report attached

**For M/S. MAKK & Co.**  
**Chartered Accountants**  
 Firm's Registration Number : 117246W

**Mukesh Maheshwari**  
 Partner  
 Membership No.: 049818

Place : Mumbai  
 Date : 10/04/2025

For and on behalf of the Board of Directors

**Abhimanyu Mathur**  
 Director(DIN:09708907)

**Feroze Baria**  
 Director (DIN-03315262)

Place : Mumbai  
 Date : 10/04/2025

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

### 1. Corporate information

Mahindra Knowledge Park (Mohali) Limited ("the Company") is a public company incorporated in India on 11 July, 1994 under the provisions of erstwhile Companies Act, 1956. The registered office of the Company is located at Mahindra Towers, Dr G.M.Bhosale Marg, P.K. Kurne Chowk, Worli, Mumbai - 400018.

### 2. Significant Accounting Policies

#### 2.1 Statement of compliance and Basis of preparation and presentation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016.

All assets and liabilities are classified as current if it is expected to realise or settle within 12 months after the Balance Sheet date.

The financial statements are presented in Indian Rupees (Rs.) which is also the Company's functional currency.

The financial statements were approved by the Board of Directors and authorised for issue on 10th April, 2025.

#### 2.2 Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Cost includes financing cost relating to borrowed funds attributable to the construction or acquisition of qualifying tangible assets up to the date the assets are ready for use. The estimated useful lives, residual values, are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

When an asset is scrapped or otherwise disposed off, the cost and related depreciation are removed from the books of account and resultant profit or loss, if any, is reflected in the statement of profit and loss.

Depreciation on assets (other than impaired assets) is calculated on straight line method which is based on useful life indicated in part C of schedule II to the Companies Act, 2013.

#### 2.3 Impairment of assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement profit and loss.

### 2.4 Inventories

Inventories are stated at the lower of cost and net realisable value, whichever is lower. Cost is arrived at on first-in-first-out basis and includes overheads on absorption basis, where appropriate.

### Financial assets and Liabilities

#### 2.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of profit or loss.

#### 2.6 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

##### 2.6.1 Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowances at an amount equal to lifetime expected credit losses.

##### 2.6.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the statement of profit and loss if such gain or loss would have otherwise been recognised in the statement of profit and loss on disposal of that financial asset.

#### 2.7 Financial liabilities and equity instruments

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

##### 2.7.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### 2.7.1.1 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at Fair value through profit and loss.

#### 2.7.1.2 Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit and loss.

### 2.8 Revenue recognition

Revenue on account of sale of services is recognised under the completed service contract method to the extent it is probable that the economic benefit will flow to the Company and the revenue can be reliably measured.

Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

Dividend income is recognised in the statement of profit and loss when the right to receive payment is established.

Interest Income is accounted for on time proportion basis.

### 2.9 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 2.9.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

#### 2.9.2 Deferred tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

#### 2.9.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

#### 2.9.4 Minimum Alternate Tax (MAT):

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax against which the MAT paid will be adjusted.

#### 2.10 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

#### 2.11 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/(loss) for the year is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### 3. Use of estimates and judgments

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses, etc. at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025

## Note No. 4 - (a) Cash and cash equivalents

Particulars	₹ in lakh	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
(a) Balance with bank.....	0.32	0.56
<b>Total Cash and cash equivalents .....</b>	<b>0.32</b>	<b>0.56</b>

## Note No. 5 - Equity Share Capital

Particulars	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	No. of shares	₹ in lakh	No. of shares	₹ in lakh
<b>Authorised:</b>				
Equity shares of Rs.10 each with voting rights	10,00,000	100.00	10,00,000	100.00
<b>Issued, Subscribed and Fully Paid:</b>				
Equity shares of Rs.10 each with voting rights	13.00	0.00	13.00	0.00
<b>Total .....</b>	<b>13.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>

## (i) Reconciliation of the number of shares outstanding at the beginning and at the end of the period.

Particulars	₹ in lakh		
	Opening Balance	Fresh Issue	Closing Balance
(a) Equity Shares with Voting rights*			
<b>Year Ended 31<sup>st</sup> March, 2025</b>			
No. of Shares	13.00	—	13.00
Amount	0.00	—	0.00
<b>Year Ended 31<sup>st</sup> March, 2024</b>			
No. of Shares	13.00	—	13.00
Amount	0.00	—	0.00

## Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having par value of Rs.10 per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company. The Distribution will be in proportion to the amount paid up on equity shares held by the shareholders.

## (ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares/ Name of shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
Mahindra Lifespace Developers Limited	6	46.15%	6	46.15%

As at 31<sup>st</sup> March, 2025 As at 31<sup>st</sup> March, 2024

Class of shares/ Name of shareholder	As at 31 <sup>st</sup> March, 2025		As at 31 <sup>st</sup> March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Mr.A Vishwanth	1	7.69%	1	7.69%
Mr.Rajkumar Andley	1	7.69%	1	7.69%
Mr.Vivek Kejriwal	1	7.69%	1	7.69%
Mr. Pawan Kumar	1	7.69%	1	7.69%
Mr. Chandra Prakash Bhatia	1	7.69%	1	7.69%
Mr. Neerak Saroj	1	7.69%	1	7.69%
Mr.Alok Kumar Mishra	1	7.69%	1	7.69%
<b>Total</b>	<b>13</b>	<b>100%</b>	<b>13</b>	<b>100%</b>

## Note no. 6 - Other Equity

	₹ in lakh	
	Retained earnings	Total
<b>As at 31<sup>st</sup> March, 2023</b>	<b>(125.02)</b>	<b>(125.02)</b>
Loss for the year	(1.78)	(1.78)
Other Comprehensive Loss	—	—
<b>As at 31 March, 2024</b>	<b>(126.80)</b>	<b>(126.80)</b>
Loss for the year	4.91	4.91
Other Comprehensive Loss	—	—
<b>As at 31 March, 2025</b>	<b>(121.89)</b>	<b>(121.89)</b>

## Note No. 7 - Non-Current Borrowings

Particulars	₹ in lakh	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Measured at amortised cost</b>		
<b>A. Unsecured Borrowings - at amortised Cost</b>		
(a) Other Loans		
Redeemable preference share capital.....	5.00	5.00
<b>Total Borrowings .....</b>	<b>5.00</b>	<b>5.00</b>

## Note No. 8 - Non-Current Borrowings

Particulars	₹ in lakh	
	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<b>Measured at amortised cost</b>		
<b>A. Unsecured Borrowings - at amortised Cost</b>		
(a) Loans from related parties	3.30	0.80
<b>Total Borrowings .....</b>	<b>3.30</b>	<b>0.80</b>

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025

## Note No. 9 - Trade Payables

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
Trade payable -total outstanding Dues of micro enterprises and small enterprises.....	—	—
Trade payable - Other than micro and small enterprises.....	113.65	121.55
<b>Total trade payables.....</b>	<b>113.65</b>	<b>121.55</b>

## Note:

- (i) No Companies have been identified under the Micro, Small and Medium Enterprises Development Act, 2006 and hence the disclosure as required by Notification No. G.S.R. 719 (E), dated 16 November, 2007 issued by the Ministry of Corporate Affairs is not applicable.

## 9 A. - Ageing for trade payable from the due date of payment for each of the category is as follows:-

	(₹ in lakh)	
Particulars	As at 31 <sup>st</sup> March, 2025	As at 31 <sup>st</sup> March, 2024
<u>Undisputed dues of creditors other than micro enterprises and small enterprises</u>		
Unbilled	—	—
Not Due	—	—
0 months - 1 year	0.78	1.90
1-2 Years	—	0.23
2-3 years	5.75	3.70
More than 3 years	107.12	115.72
<b>Total</b>	<b>113.65</b>	<b>121.55</b>

## Note No. 10 - Other Current Financial Liabilities

	(₹ in lakh)	
Particulars	As at 31 March, 2025	As at 31 March, 2024
Interest Accrued But Not Due on Borrowings	0.25	(0.00)
<b>Total Other Current Liabilities</b>	<b>0.25</b>	<b>(0)</b>

## Note no. 11 - Other Income

	(Amount in Rs.)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Miscellaneous Income	6.78	—
<b>Total Other Income</b>	<b>6.78</b>	<b>—</b>

## Note no. 12 - Finance Cost

	(₹ in lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Interest expense	0.26	—
	<b>0.26</b>	<b>—</b>

## Note No. 13 - Other Expenses

	(₹ in lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Professional charges	0.15	0.42
(b) Stamp & Filing Fees	—	—
(c) Trademark	1.18	1.18
(d) Payments to auditors:		
(i) For audit	0.24	0.15
(e) Miscellaneous expenses	0.04	0.03
<b>Total Other Expenses</b>	<b>1.61</b>	<b>1.78</b>

## Note No. 14 - Earnings per Share

	(₹ in lakh)	
Particulars	For the year ended 31 <sup>st</sup> March, 2025	For the year ended 31 <sup>st</sup> March, 2024
(a) Net profit/(loss) for the year	4.91	(1.78)
(b) Nominal value per share	10.00	10.00
(c) Weighted average number of equity shares (No.)	13.00	13.00
(d) Basic/Diluted earning per share	37,769.23	(13,685.10)

## Note No. 15 - Related Party Transactions

Related party disclosures as required by IND AS 24 "Related Party Disclosures" are given below.

Enterprises Controlling the Company

<b>Ultimate Holding Company</b>	Mahindra & Mahindra Limited
<b>Group Company</b>	Mahindra Infrastructure Developers Limited

		(₹ in lakh)	
Particulars	For the year ended	Mahindra & Mahindra Limited	Mahindra Infrastructure Developers Limited
<u>Nature of transactions with Related Parties</u>			
Reimbursement to Parties	31-Mar-25	1.00	—
	31-Mar-24	1.08	0.43
Inter Corporate Deposit Received	31-Mar-25	—	2.50
	31-Mar-24	—	0.80
Interest expense on Inter Corporate Deposit	31-Mar-25	—	0.26
	31-Mar-24	—	0.04

Nature of Balances with Related Parties

	Balances as on	Mahindra & Mahindra Limited	Mahindra Infrastructure Developers Limited
Trade payables	31-Mar-25	5.74	0.42
	31-Mar-24	6.83	4.36
ICD Payable	31-Mar-25	—	3.30
	31-Mar-24	—	0.80
Interest on ICD Payable	31-Mar-25	—	0.23
	31-Mar-24	—	—

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025

### Note No. 16 - Financial Instruments

#### Capital management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of the statement of financial position.

The Company manages capital risk in order to maximize shareholders' profit by maintaining sound/optimal capital structure through monitoring of financial ratios, such as debt-to-equity ratio and net borrowings-to-equity ratio on a monthly basis and implements capital structure improvement plan when necessary. There is no change in the overall capital risk management strategy of the Company compared to last year.

The Company uses debt ratio as a capital management index and calculates the ratio as total liabilities divided by total equity. Total liabilities and total equity are based on the amounts stated in the separate financial statements.

The Company is not subject to externally enforced capital regulation.

Debt-to-equity ratio as of 31 March 2024, 31 March 2025 is as follows:

	31-Mar-25	31-Mar-24
Debt (A).....	5.00	5.00
Equity (B).....	(121.88)	(126.79)
<b>Debt Ratio (A/B) .....</b>	<b>(0.04)</b>	<b>(0.04)</b>

#### Categories of financial assets and financial liabilities

	(₹ in lakh)			
	As at 31 <sup>st</sup> March, 2025			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Investments .....	–			–
<b>Current Assets</b>				
Other Bank Balances .....	0.32			0.32
<b>Non-current Liabilities</b>				
Borrowings.....	5.00			5.00
<b>Current Liabilities</b>				
Borrowings.....	–			–
Trade Payables .....	–			–

	(₹ in lakh)			
	As at 31 <sup>st</sup> March, 2024			
	Amortised Costs	FVTPL	FVOCI	Total
<b>Non-current Assets</b>				
Investments .....	–			–
<b>Current Assets</b>				
Trade Receivables .....	–			–
Other Bank Balances .....	0.56			0.56
<b>Non-current Liabilities</b>				
Borrowings.....	5.00			5.00
<b>Current Liabilities</b>				
Trade Payables .....	–			–

#### Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk list all such risks as applicable. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factors.

#### Credit Risk

Credit risk arises when a counterparty defaults on its contractual obligations to pay, resulting in financial loss to the Company.

#### Credit risk related to financial instruments

Credit risk from balances with banks and financial institutions is managed by Treasury in accordance with the Company's policy. Investments of surplus funds are made only by investment them in mutual funds. Hence the company is not exposed to any credit risk in this respect.

#### LIQUIDITY RISK

- (i) Liquidity risk management  
Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.
- (ii) Maturities of financial liabilities  
The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

Particulars	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above	TOTAL
	INR	INR	INR	INR	INR
<b>Non-derivative financial liabilities</b>					
<b>31-Mar-25</b>					
Trade Payable....	0.78	5.75	–	107.12	113.65
<b>Total .....</b>	<b>0.78</b>	<b>5.75</b>	<b>–</b>	<b>107.12</b>	<b>113.65</b>
<b>31-Mar-24</b>					
Trade Payable ....	1.90	3.93	8.59	107.12	121.55
<b>Total .....</b>	<b>1.90</b>	<b>3.93</b>	<b>8.59</b>	<b>107.12</b>	<b>121.55</b>

#### Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company uses derivatives to manage market risks. Derivatives are only used for economic hedging purposes and not as speculative investments. All such transactions are carried out within the guidelines set by the Board of Directors and Risk Management Committee.

There has been no significant changes to the company's exposure to market risk or the methods in which they are managed or measured.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025

### Currency Risk

The Company undertakes transactions denominated only in India Rupees and hence there is no risk of foreign exchange fluctuations.

### Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

### Note No. 17 - Fair Value Measurement

Set out below, is a comparison by class of the carrying amounts and fair value of the Group's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

Particulars	(₹ in lakh)			
	Carrying Value		Fair value as at	
	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24
<b>Financial assets</b>				
Investments .....	-	-	-	-
Trade Receivables .....	-	-	-	-

### Fair Value Hierarchy

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities

#### Quantitative disclosures fair value measurement hierarchy for assets 31 March 2025

	(₹ in lakh)			
	Fair value measurement using			Total
	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
<b>Financial assets</b>				
<u>Assets measured at Fair Value:</u>				
Investments .....	-	-	-	-
Trade Receivables .....	-	-	-	-
Other Bank Balances .....	-	0.32	-	0.32
<b>Total .....</b>	<b>-</b>	<b>0.32</b>	<b>-</b>	<b>0.32</b>
<b>Financial liabilities</b>				
<u>Liabilities measured at fair value:</u>				
Trade Payable .....	-	-	-	-
<b>Total .....</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

#### Quantitative disclosures fair value measurement hierarchy for assets as at 31 March 2024

	(₹ in lakh)			
	Fair value measurement using			Total
	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
<b>Financial assets</b>				
<u>Assets measured at Fair Value:</u>				
Investments .....	-	-	-	-
Trade Receivables .....	-	-	-	-
Other Bank Balances .....	-	0.03	-	0.03
<b>Total .....</b>	<b>-</b>	<b>0.03</b>	<b>-</b>	<b>0.03</b>
<b>Financial liabilities</b>				
<u>Liabilities measured at fair value:</u>				
Trade Payable .....	-	-	-	-
<b>Total .....</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

There have been no transfers between Level 1 and Level 2 during year ended 31 March 2025.

**Note No. 18:** Previous period's figures have been regrouped/reclassified wherever necessary to correspond with the current period's classification/disclosure.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2025****Note No. 19 - Financial Ratios**

(₹ in lakh)

	Particulars	Numerator	Denominator	For the year ended 31 March, 2025	For the year ended 31 March, 2024	% Variance	Reason for material variance
a)	Current Ratio	Current Assets	Current Liabilities	0.00	0.00	(40.34%)	Decrease in Bank Balance
b)	Debt Equity Ratio (Gross)	Debt	Equity	(0.04)	(0.04)	4.03%	NA
c)	Debt Service Coverage Ratio (DSCR)	Earning Available for debt service	Debt Service	0.98	(0.36)	(375.99%)	Increase in Losses
d)	Return of Equity	Profit/(Loss) After Tax	Average Equity	3.95%	(1.42%)	(379.01%)	Increase in Losses
e)	Inventory Turnover ratio	Revenue from Operations	Average Inventory	NA	NA	NA	NA
f)	Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables	NA	NA	NA	NA
g)	Trade Payable turnover ratio	Cost of Sales	Average Trade payable	NA	NA	NA	NA
h)	Net capital turnover ratio,	Revenue from Operations	Average Working Capital (4)	NA	NA	NA	NA
i)	Net profit ratio	Profit/(Loss) After Tax	Revenue from Operations	NA	NA	NA	NA
j)	Return on Capital employed	Earning before interest & taxes	Capital employed	4.20%	(1.46%)	(387.58%)	Increase in Losses
k)	Return on investment	Income generated from Investment	Average investments (Gross)	0.04	(0.01)	(387.58%)	Increase in Losses

Schedule III require explanation where the change in the ratio is more that 25% as compared to the preceding year. Accordingly explanation is given only for the said ratios.

**Note No. 20 - Additional regulatory information****Details of benami property held**

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

**Relationship with struck off companies**

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

**Wilful defaulter**

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

**Undisclosed income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

**Details of crypto currency or virtual currency**

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

**Note No. 21. Events after the reporting period**

No material events have occurred after the Balance Sheet date and up to the approval of the Financial Statements.

**Note No. 22. Previous Year Figures**

The figures for the previous year have been regrouped wherever necessary to confirm to current year's grouping.

In terms of our report attached

**For M/S. MAKK & Co.**  
**Chartered Accountants**

Firm's Registration Number : 117246W

**Mukesh Maheshwari**

Partner

Membership No.: 049818

Place : Mumbai

Date : 10/04/2025

For and on behalf of the Board of Directors

**Abhimanyu Mathur**  
Director(DIN:09708907)

**Feroze Baria**

Director (DIN-03315262)

Place : Mumbai

Date : 10/04/2025