

INDEPENDENT AUDITOR'S REPORT

To the Members of Veegaland Developers Limited,
(Formerly known as Veegaland Developers Private Limited)
Kochi

Report on the Audit of the Financial Statements

Opinion

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

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (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, 2026 and its profits, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA"s) specified under section 143(10) of the 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the Other Information. The Other Information comprises the information included in the Director's Report including Annexures to the Director's Report in the Annual Report of the Company for the financial year 2025-26, but does not include the financial statements and our auditor's report thereon. The reports containing the Other Information as above is expected to be made available to us after the date of this Auditor's report.



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

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

When we read the reports containing the Other Information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibility of Management and Those Charged with Governance 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, including the Indian Accounting Standards specified under section 133 of the Act read with relevant rules issued thereunder. 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, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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



influence the economic decisions of users taken on the basis of these financial statements.

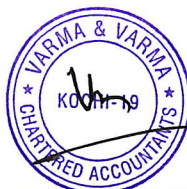
As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events 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, we give in 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in para 2(i)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity 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 relevant rules issued thereunder.
 - (e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of section 164(2) of the Act.
 - (f) The modification relating to maintenance of accounts are as stated in para (b) above on reporting under 143(3)(b) and para 2(i)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - (g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls 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 with reference to financial statements.
 - (h) With respect to the other matters to be included in the Auditor's Report in accordance with section 197(16) of the Act, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
 - (i) With respect to the other matters to be included in the Auditor's Report in accordance



with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position except as stated in Note No 29 (a) of the financial statements.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no 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 No 46 to the financial statements, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented that, to the best of its knowledge and belief, as disclosed in the Note No 46 to the financial statements, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

c) Based on the audit procedures 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. Hence, the compliance with the provisions of section 123 of the Act is not applicable to the Company for the financial year.
- vi. As stated in Note No 31 to the financial statements and based on our examination which included test checks, the Company has used accounting software application 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



Varma & Varma
Chartered Accountants

transactions recorded in the software application, except that audit trail was not enabled at the database level to log any direct data changes.

Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with at the application level and the audit trail that was enabled and operated at application level has been preserved by the Company as per the statutory requirements for record retention.

Place : Kochi
Date : 19-05-2026

UDIN : 26203094BKEXEJ8147

For VARMA & VARMA
Chartered Accountants
(FRN:004532S)


VIJAY NARAYAN GOVIND
Partner
Membership No. 203094

‘ANNEXURE A’ REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING “REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS” OF OUR INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF VEEGALAND DEVELOPERS LIMITED (FORMERLY KNOWN AS VEEGALAND DEVELOPERS PRIVATE LIMITED) FOR THE YEAR ENDED MARCH 31, 2026

1. a) (i) According to the information and explanations given to us and the records of the Company examined by us, the Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

ii) According to the information and explanations given to us and the records of the Company examined by us, the Company has maintained proper records showing full particulars of intangible assets.
 - b) According to the information and explanations given to us and records of the Company examined by us the Company has conducted physical verification of its Property, Plant and Equipment, at the end of the year which in our opinion, is reasonable having regard to the size of the Company and the nature of its assets and no material discrepancies were noticed on such verification.
 - c) According to the information and explanations given to us and records of the Company examined by us, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company.
 - d) According to the information and explanations given to us and the records of the Company examined by us, the Company has not revalued any of its Property, Plant and Equipment or intangible assets or both during the year and hence the reporting requirements under clause (i)(d) of paragraph 3 of the Order is not applicable at this stage.
 - e) According to the information and explanations given to us and the records of the Company examined by us, there are no proceedings initiated or pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
- 2.
- a) The inventory has been physically verified by the management at the end of the year. In our opinion, the frequency of such verification is reasonable, and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on such physical verification that were 10% or more in the aggregate for each class of inventory.
 - b) According to the information and explanations provided to us and based on our verification of the records of the Company, the Company has not availed working capital facilities from banks or financial institutions on the basis of security of current assets of the Company during the year and hence the reporting requirement under clause (ii)(b) of paragraph 3 of



the Order is not applicable to the Company.

3. According to the information and explanations given to us and the records of the Company examined by us, the Company has not made investment 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, the reporting requirements under clauses (iii) (a) to (f) of paragraph 3 of the Order are not applicable to the Company.

4. According to the information and explanations given to us and the records of the Company examined by us, the Company has not granted any loans, made any investments, or given any guarantees or security for which the provisions of sections 185 and 186 of the Act are applicable. Accordingly, the reporting requirement under clause (iv) of the paragraph 3 of the Order are not applicable to the Company.

5. According to the information and explanations given to us and records of the Company examined by us, the Company has not accepted any deposits or amount deemed to be deposits from the public and hence, the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules made thereunder are not applicable. Accordingly, the reporting requirement under clause (v) of the paragraph 3 of the Order are not applicable to the Company.

6. We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under section 148 (1) of the Act, related to the construction of building and other related activities, and are of the opinion that, prima facie, the prescribed accounts and 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.

7. (a) As per the information and explanations furnished to us and according to our examination of the records of the Company, the Company has been generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable to the Company with the appropriate authorities during the year. There are no arrears of undisputed statutory dues outstanding as on the last day of the financial year for a period of more than six months from the date on which they became payable.

(b) According to the information and explanations given to us and the records of the Company examined by us, there are no disputed amounts due to be deposited under Goods and Services Tax, employees' state insurance, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues due to be deposited as at March 31, 2026. According to the information and explanations given to us, the following disputed amounts of Provident Fund and Income Tax have not been deposited with the authorities as at March 31, 2026:

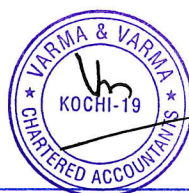


Name of the statute	Nature of the dues	Amount (Rs. in lakhs)	Period to which the amount relates (financial year)	Forum where the dispute is pending
The Employees Provident Funds and Miscellaneous Provisions Act 1952	Provident fund	26.09	2015-16	High Court of Kerala
Income Tax Act, 1961	Income Tax	61.86	2022-23 (AY 2023-24)	Commissioner of Income Tax (Appeals)

8. According to the information and explanations given to us and the records of the Company examined by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. Accordingly, the reporting requirement under clause (viii) of the paragraph 3 of the Order are not applicable to the Company.

9.

- According to the information and explanations given to us, and on an overall examination of the financial statements of the Company and the terms of borrowings, we report that the Company has not defaulted in repayment of loans or other borrowings or in payment of interest thereon to any lender.
- According to the information and explanations given to us, and the procedures performed by us, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- In our opinion and according to the information and explanations given to us, the Company has applied the money obtained by way of term loans during the year for the purposes for which they were obtained.
- According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been utilised for long-term purposes by the Company.
- The Company does not have any subsidiaries or joint ventures or associates and hence reporting requirement under clause (ix)(e) of paragraph 3 of the Order is not applicable to the Company.
- The Company does not have any subsidiaries or joint ventures or associates and hence reporting requirements under clause (ix)(f) of paragraph 3 of the Order is not applicable to the Company.



10.

- a) According to the information and explanations given to us and the records of the Company examined by us, no moneys were raised by way of initial public offer or further public offer (including debt instruments) and accordingly the reporting requirement under clause (x)(a) of paragraph 3 of the Order is not applicable to the Company at this stage.
- b) According to the information and explanations given to us and the records of the Company examined by us, the Company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year and accordingly the reporting requirement under clause (x)(b) of paragraph 3 of the Order is not applicable to the Company.

11.

- a) During the course of our examination of the books and records of the Company, carried out in accordance with generally accepted auditing practices in India, and according to the information and explanations given to us we have neither come across any instances of material fraud by the Company or on the Company, noticed or reported during the year, nor have been informed of any such case by the Management.
- b) No report under section 143(12) of the Act has been filed in Form ADT-4 regarding any frauds, as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c) According to the information and explanations given to us and the records of the Company examined by us, there are no whistle-blower complaints received by the Company during the year.

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

13. According to the information and explanations given to us and the records of the Company examined by us, all transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and the details of such transactions have been disclosed in Note No. 36 to the financial statements as required by the applicable Accounting Standard.

14.

- a) According to the information and explanations given to us, the Company has an internal audit system though such internal audit is not mandated as per the provisions of the Act at this stage. Accordingly, the reporting requirement under clause (xiv) (a) of Paragraph 3 of the Order are not applicable.



- b) We have considered the internal audit reports for the year under audit, issued to the Company in determining the nature, timing and extent of our audit procedures.

15. According to the information and explanations given to us and the records of the Company examined by us, the Company has not entered into any non-cash transactions with directors or persons connected with the directors. Accordingly, the reporting requirement under clause (xv) of paragraph 3 of the Order is not applicable.

16.

- a) According to the information and explanations given to us and the records of the Company examined by us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting requirement under clause (xvi)(a) of paragraph 3 of the Order is not applicable.
- b) According to the information and explanations given to us and the records of the Company examined by us, the Company has not conducted any Non-Banking Financial or Housing Finance activities during the year. Hence, the reporting requirement under clause (xvi)(b) of paragraph 3 of the Order is not applicable to the Company.
- c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and hence the reporting requirement under clause (xvi) (c) of paragraph 3 of the Order is not applicable to the Company.
- d) According to the information and explanations given to us, there is no Core Investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016). Hence, the reporting requirement under clause (xvi)(d) of paragraph 3 of the Order is not applicable to the Company.

17. The Company has not incurred cash losses during the current financial year and in the immediately preceding financial year.

18. There has been no resignation of the statutory auditors during the year and hence the reporting requirement under clause (xviii) of paragraph 3 of the Order is not applicable to the Company.

19. According to the information and explanations given to us and the records of the Company examined by us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets, payment of financial liabilities and 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. Also refer to the Other Information paragraph of our main audit report which explains that the Other Information is expected to be made available to us after the date of this Auditor's report.

20.

- a) According to the information and explanations given to us and the records of the Company examined by us, there are no unspent amounts towards Corporate Social Responsibility (CSR) in respect of other than ongoing projects requiring a transfer to the Fund specified in Schedule VII to the Act in compliance with second proviso to section 135(5) of the Act. Hence, the reporting requirements under clause (xx)(a) of paragraph 3 of the Order is not applicable to the Company.
- b) According to the information and explanations given to us and the records of the Company examined by us, there are no amounts remaining unspent under section 135 (5) of the Act, pursuant to any ongoing project. Hence, the reporting requirements under clause (xx)(b) of paragraph 3 of the Order is not applicable to the Company.

21. According to the information and explanations provided to us and based on our verification of the records of the Company, the reporting requirements under clause (xxi) of paragraph 3 of the Order is not applicable to the Company as the Company is not required to prepare consolidated financial statements.

Place : Kochi
Date : 19-05-2026

UDIN : 26203094BKEXEJ8147

For VARMA & VARMA
Chartered Accountants
(FRN: 004532S)

Vijay Narayan
VIJAY NARAYAN GOVIND
Partner
Membership No. 203094

‘ANNEXURE B’ REFERRED TO IN PARAGRAPH 2(f) UNDER THE HEADING “REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS” OF OUR INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF VEEGALAND DEVELOPERS LIMITED (FORMERLY KNOWN AS VEEGALAND DEVELOPERS PRIVATE LIMITED) FOR THE YEAR ENDED MARCH 31, 2026

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 Veegaland Developers Limited (Formerly known as Veegaland Developers Private Limited) (“the Company”) as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

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

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to 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”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements 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 system with reference to financial statements reporting included obtaining an understanding of internal financial controls system with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement



of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to Financial Statements

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

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

Opinion

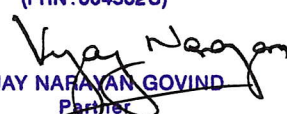
In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2026, based on the internal financial controls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

Place : Kochi

Date : 19-05-2026

UDIN : 26203094BKEXEJ8147

For VARMA & VARMA
Chartered Accountants
(FRN : 004532S)


VIJAY NARAYAN GOVIND
Partner
Membership No. 203094

VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

Balance Sheet as at March 31, 2026

(All amounts are in Rs. Lakhs, unless otherwise stated)

Particulars	Note No	As at March 31, 2026	As at March 31, 2025
I. ASSETS			
(1) Non Current Assets			
(a) Property, Plant and Equipment	3a	2,255.30	254.59
(b) Other Intangible Assets	3a	4.32	-
(c) Intangible Assets under development	3b	25.52	-
(d) Financial Assets			
(i) Other Financial Assets	4a	4,462.64	1,120.99
(e) Deferred Tax Assets (Net)	5	-	30.97
(f) Other Non Current Assets	6a	338.14	148.48
(2) Current Assets			
(a) Inventories	7	28,796.84	21,913.87
(b) Financial Assets			
(i) Trade Receivables	8	4,514.56	2,739.88
(ii) Cash and Cash Equivalents	9a	2,052.69	3,668.37
(iii) Bank Balances other than (ii) above	9b	1,267.62	0.57
(iv) Other Financial Assets	4b	3,101.21	1,422.59
(c) Other Current Assets	6b	1,562.52	1,364.91
TOTAL ASSETS		48,381.36	32,665.22
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity Share Capital	10	3,375.00	500.00
(b) Other Equity	11	23,315.02	6,044.39
(2) Non Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	12a	2,716.91	10,418.02
(ii) Other Financial Liabilities	13a	149.50	481.79
(b) Provisions	14a	333.19	282.13
(c) Deferred Tax Liabilities (Net)	5	35.43	-
(d) Other Non Current Liabilities	16a	7.23	261.67
(3) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	12b	5,841.99	7,278.97
(ii) Trade Payables	15		
a. Total Outstanding Dues of Micro Enterprises and Small Enterprises; and		152.96	59.39
b. Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises		564.40	612.99
(iii) Other Financial Liabilities	13b	917.47	593.02
(b) Other Current Liabilities	16b	10,903.76	5,415.59
(c) Provisions	14b	6.60	6.27
(d) Current Tax Liabilities (Net)		61.90	710.99
TOTAL EQUITY AND LIABILITIES		48,381.36	32,665.22

Material Accounting Policies

2.2

The accompanying material accounting policies and notes form an integral part of the Financial Statements

As per our report of even date attached

For and on behalf of the Board of Directors of
VEEGALAND DEVELOPERS LIMITEDFor **VARMA & VARMA**
Chartered Accountants
(FRN: 004532S)**VIJAY NARAYAN GOVIND**
Partner
Membership No. 203094**Kochouseph Thomas Chittilappilly**
Whole Time Director
DIN: 00020512
Place: Kochi
Date: 19-05-2026**Varun Saranga Kumar**
Chief Financial Officer
Place: Kochi
Date: 19-05-2026**Kurian Thomas**
Whole Time Director
DIN: 10279590
Place: Kochi
Date: 19-05-2026**Akshay Anand T S**
Company Secretary
Place: Kochi
Date: 19-05-2026Place: Kochi
Date: 19-05-2026

VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

Statement of Profit and Loss for the year ended March 31, 2026

(All amounts are in Rs. Lakhs, unless otherwise stated)

Particulars	Note No	Year ended March 31, 2026	Year ended March 31, 2025
I. Revenue from Operations	17	25,097.62	19,237.53
II. Other Income	18	318.33	384.35
III. Total Income (I+II)		25,415.95	19,621.88
(a) Operating Cost	19	24,968.06	20,692.80
(b) Changes in Inventories	20	(6,882.97)	(6,757.60)
(c) Employee Benefits Expense	21	766.38	594.02
(d) Finance Costs	22	571.60	503.55
(e) Depreciation and Amortisation Expenses	23	72.29	47.28
(f) Other Expenses	24	2,300.26	1,715.31
IV. Total Expenses		21,795.62	16,795.36
V. Profit Before Tax (III-IV)		3,620.33	2,826.52
Tax Expense	25		
Current tax		887.14	846.93
Deferred tax		71.73	(63.00)
VI. Total Tax Expense		958.87	783.93
VII. Profit for the year (V-VI)		2,661.46	2,042.59
VIII. Other Comprehensive Income/ (Loss)			
(A). Items that will not be reclassified to profit or loss			
(i) Re-Measurements of the Defined Benefit Plan		(21.16)	(7.09)
(ii) Income Tax relating to items that will not be reclassified to Profit or Loss	25	5.33	1.79
(B). Items that will be reclassified to profit or loss		-	-
IX. Total Comprehensive Income for the year (VII+VIII)		2,645.63	2,037.29
X. Earnings per equity share (Nominal value of Rs. 10 per share)	26		
Basic (Rs.)		8.77	8.17
Diluted (Rs.)		8.77	8.17

Material Accounting Policies

2.2

The accompanying material accounting policies and notes form an integral part of the Financial Statements

As per our report of even date attached

For and on behalf of the Board of Directors of
VEEGALAND DEVELOPERS LIMITED

For VARMA & VARMA
Chartered Accountants
(FRN: 004532S)

Vijay Nagan
VIJAY NARAYAN GOVIND
Partner
Membership No. 203094

Place: Kochi
Date: 19-05-2026

Kochoseph Thomas Chittilappilly
Kochoseph Thomas Chittilappilly
Whole Time Director
DIN: 00020512
Place: Kochi
Date: 19-05-2026

Varun Saranga Kumar
Varun Saranga Kumar
Chief Financial Officer
Place: Kochi
Date: 19-05-2026

Kurian Thomas
Kurian Thomas
Whole Time Director
DIN: 10279590
Place: Kochi
Date: 19-05-2026

Akshay Anand T S
Akshay Anand T S
Company Secretary
Place: Kochi
Date: 19-05-2026



VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

Cash Flow Statement for the year ended March 31, 2026

(All amounts are in Rs. Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
A CASH FLOW FROM OPERATING ACTIVITIES		
Profit before Tax	3,620.33	2,826.52
Adjustments for:		
Depreciation and Amortisation expenses	72.29	47.28
Interest Expense	571.60	503.55
Provision for Gratuity	15.67	10.61
Loss on Disposal/Discarding of Assets (Net)	-	4.43
Provision for Leave Encashment	66.94	25.69
Finance Income on Security Deposit	(14.56)	(13.41)
Unwinding of Fair Valuation Gain	103.75	76.12
Amortisation of Financial Asset	13.67	13.67
Interest Income	(129.46)	(111.09)
Provisions / Liabilities no longer payable written back	(3.11)	(160.26)
Provision for warranty	-	23.00
OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES	4,317.12	3,246.11
Changes in Working Capital :		
Decrease / (Increase) in Trade Receivables	(3,453.30)	(1,601.64)
Decrease / (Increase) in Other Financial Assets	(3,320.42)	(597.46)
Decrease / (Increase) in Other Assets	(400.94)	(670.34)
Decrease / (Increase) in Inventories	(6,882.97)	(6,757.60)
Decrease / (Increase) in Other Bank Balances	(1,267.07)	0.50
Increase / (Decrease) in Trade Payables	48.09	187.34
Increase / (Decrease) in Other Financial Liabilities	(7.83)	(183.97)
Increase / (Decrease) in Other Liabilities	5,129.98	2,126.60
Increase / (Decrease) in Provisions	(52.38)	(28.34)
Cash from/ (used in) operations	(5,889.72)	(4,278.80)
Income Tax paid	(1,536.23)	(120.76)
Net Cash from/ (used in) Operating activities (A)	(7,425.95)	(4,399.56)
B CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment and Intangible Assets	(2,102.84)	(140.67)
Sale proceeds of Property, Plant and Equipment and Intangible Assets	-	7.22
Interest received	122.80	109.94
Net cash from/ (used in) Investing activities (B)	(1,980.04)	(23.51)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issue of Share Capital including Securities Premium Account	17,500.00	-
Increase/(Decrease) in Borrowings	(9,164.44)	5,674.19
Finance Cost	(545.25)	(503.40)
Net cash generated from/ (used in) Financing activities (C)	7,790.31	5,170.79
Net increase/(decrease) in Cash and Cash Equivalents (A+B+C)	(1,615.68)	747.72
Cash and Cash Equivalents as at the beginning of the year	3,668.37	2,920.65
Cash and Cash Equivalents at the end of the year	2,052.69	3,668.37

1 Figures in brackets indicate cash outflow.



VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

Cash Flow Statement for the year ended March 31, 2026

(All amounts are in Rs. Lakhs, unless otherwise stated)

2 Cash and Cash Equivalents as per Cash Flow Statement comprise of :

Particulars	As at	As at
	March 31, 2026	March 31, 2025
Balance with Banks		
Current Accounts	2,052.44	3,367.30
Deposits with original maturity less than 3 months	-	300.85
Cash on hand	0.25	0.22
Cash and Cash Equivalents (Refer Note 9)	2,052.69	3,668.37

The above Cash Flow Statement has been prepared under the indirect method as set out in Ind AS 7 – 'Statement of Cash Flows' notified under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 4 of the Companies (Indian Accounting Standards) Rules 2015 (as amended) and the relevant provisions of the Act.

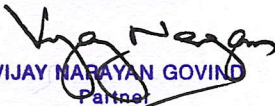
Material Accounting Policies (Refer note 2.2)

The accompanying material accounting policies and notes form an integral part of the Financial Statements

As per our report of even date attached

For and on behalf of the Board of Directors of
VEEGALAND DEVELOPERS LIMITED

For VARMA & VARMA
Chartered Accountants
(FRN:004532S)


VIJAY NARAYAN GOVIND
Partner
Membership No. 203094

Place: Kochi
Date: 19-05-2026


Kochouseph Thomas Chittilappilly
Whole Time Director
DIN: 00020512
Place: Kochi
Date: 19-05-2026


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Whole Time Director
DIN: 10279590
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Company Secretary
Place: Kochi
Date: 19-05-2026



VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

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

(All amounts are in Rs. Lakhs, unless otherwise stated)

I. Equity Share Capital

Particulars	Amount
As at April 01, 2024	500.00
Change in Equity Share Capital during the year	-
As at March 31, 2025	500.00
Add: Rights issue of Equity Shares	175.00
Add: Bonus issue of Equity Shares	2,700.00
As at March 31, 2026	3,375.00

II. Other Equity

Particulars	Reserves & Surplus		Other Comprehensive Income	Total
	Retained earnings	Securities Premium Account		
Balance as at April 01, 2024	4,010.85	-	(3.75)	4,007.10
Profit/(Loss) for the year	2,042.59	-	-	2,042.59
Other Comprehensive Income/(Loss) for the year, net of tax	-	-	(5.30)	(5.30)
Balance as at March 31, 2025	6,053.44	-	(9.05)	6,044.39
Profit/(Loss) for the year	2,661.46	-	-	2,661.46
Other Comprehensive Income/(Loss) for the year, net of tax	-	-	(15.83)	(15.83)
On Rights issue of Equity Shares	-	17,325.00	-	17,325.00
Reserves utilised on account of issue of Bonus Shares	-	(2,700.00)	-	(2,700.00)
Balance as at March 31, 2026	8,714.90	14,625.00	(24.88)	23,315.02

Material Accounting Policies (Refer note 2.2)

The accompanying material accounting policies and notes form an integral part of the Financial Statements

As per our report of even date attached

For and on behalf of the Board of Directors of
VEEGALAND DEVELOPERS LIMITED

For VARMA & VARMA
Chartered Accountants
(FRN:004532S)

VIJAY NARAYAN GOVIND
Partner
Membership No. 203094

Kochouseph Thomas Chittilappilly
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DIN: 00020512
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Date: 19-05-2026

Place: Kochi
Date: 19-05-2026

VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

Notes to Financial Statements for the year ended March 31, 2026**1 Corporate information**

Veegaland Developers Limited (Formerly known as Veegaland Developers Private Limited) ("the Company") is a Public Limited Company incorporated and domiciled in India. The registered office of the Company is located at XXXV/564, E-26, 4th floor, K Chittilappilly Tower, Bharath Matha College Road, Kakkanad, Kochi, Kerala, Established on August 10, 2007. The Company is a real estate developer engaged in the field of construction, development, sales, management and operation of residential projects.

Pursuant to resolution passed by the Members in the Extraordinary General Meeting dated September 30, 2025 and as approved by Registrar of the Company w.e.f. November 06, 2025 the Company has been converted from Private Limited Company into a Public Limited Company including adoption of new Memorandum of Association and new Articles of Association as applicable to Public Company in place of existing Memorandum of Association and Articles of Association of the Company.

The Company has filed a Draft Red Herring Prospectus (DRHP) dated December 30, 2025 with the Securities and Exchange Board of India (SEBI), BSE Limited and National Stock Exchange of India Limited in connection with its Initial Public Offering (IPO) of equity shares of face value of Rs 10/- each comprising of a fresh issue of Equity Shares aggregating up to Rs 25,000 lakhs, subject to receipt of regulatory approvals, market conditions and other considerations. The Company is awaiting SEBI approval.

2 Summary of material accounting policies**2.1 Basis of preparation**

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under the Companies (Indian Accounting Standards) Rules 2015 (as amended).

The financial statements have been prepared on a historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as required by relevant Ind AS, 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 this basis.

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.

- Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices;

- Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and place limited reliance on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2; and

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

Presentation of Financial Statements

The Balance Sheet, the Statement of Changes in Equity and the Statement of Profit and Loss are prepared and presented in the format prescribed in the Division II to Schedule III to the Companies Act, 2013 ("the Act"). The Cash Flow Statement has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows". The disclosure requirements with respect to items in the Balance Sheet and Statement of Profit and Loss, as prescribed in the Schedule III to the Act, are presented by way of notes forming part of the financial statements along with the other notes required to be disclosed under the notified Indian Accounting Standards.

The Company generally reports financial assets and financial liabilities on a gross basis in the Balance Sheet. They are offset and reported net only where it has legally enforceable right to offset the recognised amounts and the Company intends to either settle on a net basis or to realise the asset and settle the liability simultaneously as permitted by Ind AS. Similarly, the Company offsets incomes and expenses and reports the same on a net basis where the netting off reflects the substance of the transaction or other events as permitted by Ind AS.

Functional and Presentation Currency

These financial statements are presented in Indian rupees (INR) which is also the Company's functional currency. All accounts are rounded-off to the nearest lakh with two decimals, unless otherwise stated.

Current/Non - Current classification.

The Company as required by Ind AS 1 presents assets and liabilities in the balance sheet based on current /non-current classification. The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals and is ascertained from commencement of project till completion of project. The real estate development projects undertaken by the Company generally runs over a period ranging upto 4 years. Operating cycle for all completed projects is based on 12 months period. Operating assets and liabilities have been classified into current and non-current based on their respective operating cycles.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle

- Held primarily for purpose of trading

- Expected to be realized 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 treated as current when it is:

- It is expected to be settled in normal operating cycle

- It is held primarily for 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

All other liabilities are classified as non current.

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



VEEGALAND DEVELOPERS LIMITED

(Formerly known as Veegaland Developers Private Limited)

(CIN: U45201KL2007PLC021107)

Notes to Financial Statements for the year ended March 31, 2026**Use of Estimates and Judgements**

The preparation of financial statements in conformity with Ind AS requires management to make estimates, judgements and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities (including contingent liabilities) and disclosures as of the date of the financial statements and the reported amounts of revenue and expenses for the reporting period. Actual results could differ from these estimates. Accounting estimates and underlying assumptions are reviewed on an ongoing basis and could change from period to period. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Appropriate changes in estimates are recognised in the periods in which the Company becomes aware of the changes in circumstances surrounding the estimates. Any revisions to accounting estimates are recognised prospectively in the period in which the estimate is revised and future periods.

In particular, information about material areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

- i. Assumptions involved in actuarial valuation of defined employee benefit assets and liabilities (Refer Note 2.2.9)
- ii. Fair value measurement (Refer Note 2.2.12)
- iii. Contingent liabilities and provisions (Refer Note 2.2.13)
- iv. Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer Note 2.2.6)
- v. Recognition of Deferred Tax Assets (Refer Note 2.2.8)
- vi. Accounting for revenue and land cost for projects executed through joint development agreements (Refer Note 2.2.6)
- vii. Computation of percentage completion for projects in progress, project cost and revenue (Refer Note 2.2.6)
- viii. Useful lives of Property, Plant and Equipment, Investment Property and Intangible Assets (Refer Note 2.2.1, 2.2.2 and 2.2.4)
- ix. Impairment of tangible and intangible assets other than goodwill (Refer Note 2.2.3)
- x. Net realisable value of inventory (Refer Note 2.2.5)
- xi. Impairment of trade receivables (Refer Note 2.2.11)

2.2 Material accounting policies**2.2.1 Property, Plant and Equipment**

Tangible property, plant and equipment (PPE) are stated at cost less accumulated depreciation and impairment, if any. The cost of an item of property, plant and equipment is recognised if it is probable that future economic benefits associated with the item will flow to the Company and the cost thereof can be measured reliably. All property, plant and equipment are initially recognised at cost net of tax/ duty credits availed. Cost comprises the purchase price and any directly attributable cost to bring the asset to its working condition for its intended use. Subsequent expenditure incurred on assets put to use is capitalised only when it increases the future economic benefits/ functioning capability from/of such assets. Advances paid towards acquisition of property, plant and equipment, outstanding at each Balance Sheet date is classified as capital advances under other non-financial assets and the cost of assets not put to use before such date are disclosed under Capital work-in-progress.

Depreciation

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 financial year, with the effect of any changes in estimate accounted for on a prospective basis. Assets purchased during the year are depreciated on the basis of actual number of days the asset has been put to use in the year. Assets individually costing Rs. 5,000/- or less are fully depreciated in the year of purchase.

Estimated useful life of assets is as below:

Category of PPE	Estimated useful life as assessed by the Company
Plant and Equipment	15 Years
Office and electrical equipments	5 Years
Computer	3 Years
Leasehold improvements	5 years
Furniture, fixture and fittings	10 Years
Bikes and Scooters	10 Years
Motor vehicles	8 Years

Changes in the expected useful life are accounted for by changing the depreciation period or methodology, as appropriate and treated as changes in accounting estimates.

The Management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

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 the Statement of Profit and Loss.



2.2.2 Intangible Assets

Intangible assets are recognised when it is probable that the future economic benefits that are attributable to the asset will flow to the enterprise and the cost of the asset can be measured reliably. Intangible assets are stated at original cost net of tax/ duty credits availed, if any, less accumulated amortization, and cumulative impairment. Direct expenses (including salary costs) and administrative and other general overhead expenses that are specifically attributable to acquisition of intangible assets are allocated and capitalised as a part of the cost of the intangible assets.

Intangible assets not ready for the intended use on the date of the Balance Sheet are disclosed as "Intangible assets under development".

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 financial year, with the effect of any changes in estimate being accounted for on a prospective basis. The estimated useful life of Software is considered as 4 years.

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, and are recognised in the statement of profit or loss when the asset is derecognised.

2.2.3 Impairment

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the higher of an asset's net selling price and its value in use. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. A previously recognised impairment loss is increased or reversed depending on changes in circumstances. However, the carrying value after reversal is not increased beyond the carrying value that would have prevailed by charging usual depreciation/amortisation had there been no impairment.

2.2.4 Investment Property

Land or building held to earn rentals or for capital appreciation or both rather than for use in the production or supply of goods or services or for administrative purposes; or sale in the ordinary course of business is recognised as Investment Property. Land held for a currently undetermined future use is also recognised as Investment Property. An investment property is measured initially at its cost. The cost of an investment property comprises its purchase price and any directly attributable expenditure. After initial recognition, the Company carries the investment property at the cost less accumulated depreciation and accumulated impairment, if any.

After initial recognition, the Company measures all of its Investment Property in accordance with Ind AS 16 – Property, Plant and Equipment requirements for cost model. The depreciable amount of an item of Investment Property is allocated on a systematic basis over its useful life, as applicable. The Company provides depreciation on the straight line method. Changes in the expected useful life are accounted for by changing the depreciation period or methodology, as appropriate and treated as changes in accounting estimates. The estimated useful lives, residual values and depreciation method are reviewed at the end of each financial year, with the effect of any changes in estimate accounted for on a prospective basis. The depreciation charge for each period is generally recognised in the Statement of Profit and Loss. Any gain or loss on disposal of an Investment Property is recognised in the Statement of Profit and Loss.

Fair value of investment property is based on a valuation by an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

2.2.5 Inventories

Inventories are valued as under:

(i) Land (for project construction) - Land and plots other than area transferred to construction work in progress at the commencement of construction are valued at lower of cost or net realizable value. Cost includes land acquisition cost, development charges and apportioned borrowing cost. Land inventory which is under development or held for development/ sale in near future is classified as current assets. Land which is held for undetermined use or for future development is classified as non-current asset/investment property.

(ii) Project Work in Progress - Construction work in progress represents cost incurred in respect of the real estate development projects which includes cost of land, construction cost, allocated interest and allocated expenses and is valued at lower of cost and net realizable value.

(iii) Finished Apartments - are valued at lower of Cost or Net realizable value

Direct expenditure relating to construction activity is included in cost of inventory. Other expenditure (including borrowing costs) during construction period is included in cost of inventory to the extent the expenditure is directly attributable to cost of bringing the assets to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the Statement of Profit and Loss. Direct and other expenditure including expected warranty costs is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.



2.2.6 Revenue Recognition

i. Revenue from contracts with customers

Revenue from contract with customer is recognised, when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Company is expected to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its Statement of Profit and Loss. The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any). The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Company concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognised.

Revenue is recognised as follows:

a. Revenue from real estate projects

The Company recognises revenue, on execution of agreement and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Company is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes).

An asset created by the Company's performance does not have an alternate use and as per the terms of the contract, the Company has an enforceable right to payment for performance completed till date. Hence the Company transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over the period of time. The Company recognises revenue for performance obligation satisfied over the period of time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation.

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated with each other. For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and achievement of milestone of contract and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

The Company would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Company recognises revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation. The Company uses cost-based input method for measuring progress for performance obligation satisfied over the time period. Under this method, the Company recognises revenue in proportion to the actual project cost incurred (including land and finance cost) as against the total estimated project cost (including land cost and finance cost). The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined.

In respect of sale of stock of units in completed projects, revenue is recognised at the point of time of transfer of control of the units upon execution of agreement

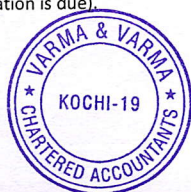
In respect of Joint development ('JD') arrangements wherein the land owner/ possessor provides land and in lieu of land owner providing land, the Company transfers certain percentage of constructed area/ revenue proceeds, the revenue from development and transfer of constructed area is recognised over the period of time. Project costs include fair value of such land received and the same is accounted on the commencement of the project. When the fair value of the land received cannot be measured reliably, the revenue and cost is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred. In case of JD arrangements, where performance obligation is satisfied over the period of time, the Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

b. Contract Balances

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

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).



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c. Contract Cost Assets

Costs incurred in the nature of sales commission (for obtaining certain contracts to sell certain residential units) and the legal fees (for registration of sale agreements), and direct taxes/levies are recognised as an asset (prepaid expense) in the nature of incremental cost of obtaining a contract. These costs are amortised on a systematic basis that is consistent with the satisfaction of the performance obligations arising out of such contracts. Such Contract Cost assets are reported under Other Assets.

d. Revenue from other Operating Activities

Revenue from marketing and commission is recognised at the point in time.

ii. Interest 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.

2.2.7 Leases

The Company follows Ind AS 116 - Leases for accounting for contracts which are in the nature of leases (other than short term leases and leases of low value assets).

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.

As a Lessee :

The Company accounts for each lease component within the contract as a lease separately from non - lease components of the contract and allocates the consideration in the contract to each lease component on the basis of the relative standalone price of the lease component and the aggregate stand-alone price of the non-lease components.

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 right-of-use assets are depreciated using the straight-line method from the commencement date over the lease term. 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. Lease liabilities are measured at the present value of the contractual payments due to the lessor over the lease term, with the discount rate determined by reference to the rate inherent in the lease unless (as is typically the case) this is not readily determinable, in which case the Company's incremental borrowing rate on commencement of the lease is used. 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. Variable lease payments are only included in the measurement of the lease liability if they depend on an index or rate. In such cases, the initial measurement of the lease liability assumes the variable element will remain unchanged throughout the lease term. Other variable lease payments are expensed in the year to which they relate.

The Company recognises the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. 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 the Statement of Profit and Loss.

The Company has elected not to apply the requirements of Ind AS 116 to short - term leases of all assets that have a cancellable 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.

As a Lessor:

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.



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2.2.8 Taxation

Income tax expense represents the sum of current tax and deferred tax.

i. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date and applicable to the year.

Current tax is determined at the amount of tax payable in respect of taxable profit for the year as per the Income Tax Act, 1961. 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 entity's current tax is calculated using tax rate that has been enacted by the end of the reporting period.

ii. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

2.2.9 Employee Benefits

i. Short Term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits and recognised in the period in which the employee renders the related service and include performance incentives and compensated absences which are expected to occur within twelve months after the period in which the employee rendered the related service. Liabilities recognized 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.

The cost of short-term 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.

ii. Defined Contribution Plans

The Company has defined contribution plans for employees comprising of Provident Fund and Employee's State Insurance. The contributions paid/payable to these plans during the period are recognised as employee benefit expense in the Statement of Profit and Loss for the year. The Company has no further payment obligations once the contributions have been paid.

iii. Defined Benefit Plans

Payment of Gratuity to employees is covered by the Gratuity Trust Scheme based on the Group Gratuity cum Life Assurance Scheme of the LIC of India, which is a defined benefit scheme and the Company makes contributions under the said scheme.

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 actuarially valued using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by 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. Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet. 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.

iv. 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 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.

The obligations are presented as current liabilities in the Balance Sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.



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2.2.10 Borrowing Cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Interest expense is recognised by applying the Effective Interest Rate (EIR) to the gross carrying amount of financial liabilities other than financial liabilities classified as FVTPL. Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include processing charges, fees and commissions payable to advisers and other expenses such as external legal costs, rating fee etc, provided these are incremental costs that are directly related to the issue of a financial liability.

Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation/completion of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes a substantial period of time to get ready for its intended use or sale and includes the real estate projects developed by the Company.

2.2.11 Financial Instruments**i) Recognition of Financial Instruments**

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

ii) Initial measurement of Financial Instruments

Financial assets and financial liabilities are initially measured at fair value. However, trade receivables that do not contain a significant financing component are measured at transaction price. 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 FVTPL) are added to or deducted from their respective fair value on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in the Statement of Profit and Loss.

A financial asset and a financial liability is offset and presented on a net basis in the Balance Sheet when there is a current legally enforceable right to set-off the recognised amounts and it is intended to either settle on net basis or to realise the asset and settle the liability simultaneously.

iii) Classification and Subsequent Measurement of Financial Instruments**a. 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.

i) Financial assets carried at amortised cost (AC)

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

ii) Financial assets at fair value through Other Comprehensive Income (FVTOCI)

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognised in other comprehensive income

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

A financial asset which is not classified in any of the above categories is measured 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.

iv) Impairment of financial asset

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI and other contractual rights to receive cash or other financial assets.



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For trade receivables or any contract assets within the scope of Ind AS 115 and that do not contain any significant financing component in accordance with Ind AS 115, provision for bad and doubtful debts is based on the simplified approach of impairment of trade receivables permitted by Ind AS 109 Financial Instruments which requires lifetime expected credit losses to be recognized excepting those which are contractually not due as per the terms of the contract or those which are considered realizable based on a case to case review. The expected credit loss is computed based on a provision matrix which takes into account historical credit loss experience and is adjusted for forward looking information.

If the credit risk on the trade receivables 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.

v) Derecognition of Financial Assets

the Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party and the transfer qualifies for derecognition under Ind AS 109.

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 de-recognised and the proceeds received are recognised as a collateralised borrowing.

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.

b. Financial liabilities and equity instruments**i) 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.

ii) Equity instruments

An Equity Instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

iii) Financial Liabilities

A financial liability is any liability that is:

Ø Contractual obligation:

- to deliver cash or another financial asset to another entity; or
- to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the entity; or

Ø a contract that will or may be settled in the entity's own equity instruments.

Financial Liabilities are subsequently measured at amortized cost using the effective interest method, except those that are classified as FVTPL. Financial Liability is classified at FVTPL if it is held for trading or it is a derivative or it is designated as such on initial recognition. For trade and other payables maturing within one year from the Balance sheet date, the carrying amount approximates the fair value due to the short maturity of these instruments.

iv) 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 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 the Statement of Profit and Loss.



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Notes to Financial Statements for the year ended March 31, 2026**2.2.12 Fair Value Measurement**

For financial assets and financial liabilities that have a short - term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. 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 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

2.2.13 Provisions, Contingent Liabilities and Contingent Assets

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event. 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).

Contingent Liabilities are disclosed when the Company has a possible obligation or a present obligation and it is probable that an outflow of resources will not be required to settle the obligation or the amount of obligation cannot be measured with sufficient reliability.

Contingent assets are not recognized in the books of account. If it has become virtually certain that an inflow of economic benefits will arise, then the related asset is not a contingent asset and such asset and the related income are recognised in the financial statements of the period in which the change occurs. If an inflow of economic benefits has become probable, the Company discloses the contingent asset.

Provisions, Contingent Liabilities, and Contingent Assets are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

2.2.14 Commitments

Commitments are future liabilities for contractual expenditure, classified and disclosed as follows:

- estimated amount of contracts remaining to be executed on capital account and not provided for;
- uncalled liability on shares and other investments partly paid;
- other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the management.

2.2.15 Foreign Currencies

The functional currency and presentation currency of the Company is Indian Rupee (INR). Functional currency of the Company has been determined based on the primary economic environment in which the Company operates considering the currency in which funds are generated, spent and retained.

Transactions in currencies other than the Company's functional currency are recorded on initial recognition using the exchange rate at the transaction date. At each Balance Sheet date/ reporting date, foreign currency monetary items are reported at the prevailing closing spot rate. Non-monetary items that are measured in terms of historical cost in foreign currency are not retranslated.

Exchange differences that arise on settlement of monetary items or on reporting of monetary items at each Balance Sheet date at the closing spot rate are recognised in the Statement of Profit and Loss in the year in which they arise.



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2.2.16 Cash and Cash Equivalents

Cash and Cash Equivalents include cash at banks and cash on hand, demand deposits with banks, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. They are held for the purposes of meeting short-term cash commitments (rather than for investment or other purposes).

2.2.17 Segment Reporting

Operating segments are those components of the business whose operating results are regularly reviewed by the chief operating decision maker (CODM) of the Company to make decisions for performance assessment and resource allocation. The reporting of segment information is the same as provided to the management for the purpose of the performance assessment and resource allocation to the segments. Segment accounting policies are in line with the accounting policies of the Company.

2.2.18 Events after reporting date

If the Company receives information after the reporting period, but prior to the date of approved for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognises in its financial statements. The Company will adjust the amounts recognised in its financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in light of the new information. For non-adjusting events after the reporting period, the Company will not change the amounts recognised in its financial statements, but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable.

2.2.19 Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the year, unless they have been issued at a later date.

2.2.20 Cash Flow Statement

The Cash Flow Statement shows the changes in cash and cash equivalents arising during the year from operating activities, investing activities and financing activities.

The cash flows from operating activities are determined by using the indirect method. Net income is therefore adjusted by non-cash items, such as measurement gains or losses, changes in provisions, impairment of property, plant and equipment and intangible assets, as well as changes from receivables and liabilities. In addition, all income and expenses from cash transactions that are attributable to investing or financing activities are eliminated.

For the purpose of the Cash Flow Statement, cash and cash equivalents consist of cash and short-term deposits, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.



2.2.21 Application of new and revised Ind AS

The 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. The Ministry of Corporate Affairs vide notification dated May 7, 2025 and August 13, 2025 notified the Companies (Indian Accounting Standards) Amendment Rules, 2025 and Companies (Indian Accounting Standards) Second Amendment Rules, 2025, respectively, which amended certain accounting standards (see below), and are effective for annual reporting periods beginning on or after April 1, 2025

Amendment to Ind AS 1 - Classification of liabilities as current or non-current and non-current liabilities with covenants: The amendment specifies the requirements for classifying liabilities as current or non-current in the balance sheet based on entity's right to defer settlement of a liability. These amendments have no effect on the measurement of any items in the financial statements of the Company. The Company did not make retrospective adjustments as a result of adopting the amendments to Ind AS 1.

Amendment to Ind AS 7 and Ind AS 107, The amendments to Ind AS 7 'Statement of Cash Flows' and Ind AS 107 'Financial Instruments: Disclosures' clarify the characteristics of supplier finance arrangements and require additional disclosures for such arrangements. These amendments did not have any material impact on the disclosures in the financial statements of the Company.

Amendments to Ind AS 12 - International Tax Reform — Pillar Two Model Rules - The amendments had no impact on the financial statements as the Company is not in the scope of the Pillar Two model rules.

Amendments to Ind AS 21 - Lack of Exchangeability - The amendments had no impact on the financial statements since the company is not exposed to multiple currencies.

2.2.22 Standards issued but not yet effective

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, 2026, MCA has not notified any new standards but has notified an amendment to the existing standard applicable to the Company as stated below:

Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants – Amendments to Ind AS 1

This amendment, also includes specific provisions that will take effect for reporting periods beginning on or after April 1, 2026, as outlined below.

Under the existing Ind AS 1, where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agrees, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

However, the amended requirements stipulate that entities will no longer be permitted to consider lender waivers that are granted after the reporting date but before the financial statements are approved for the purpose of classification of loans. This amendment is required to be applied retrospectively in accordance with Ind AS 8.

The company does not expect this amendment to have an impact on its operations or financial statements as there are no material breach of financial covenants.



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(All amounts are in Rs. Lakhs, unless otherwise stated)

3a Property, Plant and Equipment and Intangible Assets

Particulars	Gross Block			Accumulated Depreciation			Net Block		
	As at April 1, 2025	Additions	Deletions	As at March 31, 2026	As at April 1, 2025	Depreciation for the year	Deductions / Adjustments	As at March 31, 2026	As at March 31, 2025
A) Property, Plant and Equipment									
Land	-	789.61	-	789.61		-	-	789.61	-
Building	-	1,148.96	-	1,148.96	-	9.17	-	1,139.79	-
Plant & Equipment	15.76	54.73	-	70.49	1.94	3.00	-	4.94	13.82
Furniture and Fixtures	56.33	27.03	-	83.36	1.98	7.01	-	8.99	54.35
Vehicles	194.95	-	-	194.95	60.11	30.83	-	90.94	134.84
Office Equipments	16.77	10.60	-	27.37	1.68	4.42	-	6.10	15.09
Computers	39.60	27.14	-	66.74	15.68	15.65	-	31.33	23.92
Electrical Fittings	13.05	14.41	-	27.46	0.48	1.69	-	2.17	12.57
Total	336.46	2,072.48	-	2,408.94	81.87	71.77	-	153.64	254.59
B) Intangible Assets									
Computer Software	-	4.84	-	4.84	-	0.52	-	4.32	-
Total	-	4.84	-	4.84	-	0.52	-	4.32	-
Total (A+B)	336.46	2,077.32	-	2,413.78	81.87	72.29	-	154.16	254.59

Particulars	Gross Block			Accumulated Depreciation			Net Block	
	As at April 1, 2024	Additions	Deletions	As at March 31, 2025	Depreciation for the year	Deductions / Adjustments	As at March 31, 2025	As at March 31, 2024
A) Property, Plant and Equipment								
Plant & Equipment	16.30	6.23	6.77	15.76	1.55	1.47	13.82	14.75
Furniture and Fixtures	5.30	54.69	3.66	56.33	2.55	2.09	54.35	2.75
Vehicles	160.48	37.87	3.40	194.95	29.00	1.02	134.84	131.48
Office Equipments	3.45	15.85	2.53	16.77	0.74	1.10	15.09	2.71
Computers	27.41	13.51	1.32	39.60	6.67	0.34	23.92	20.74
Electrical Fittings	0.53	12.52	-	13.05	0.10	-	12.57	0.43
Total	213.47	140.67	17.68	336.46	47.28	6.02	254.59	172.86
B) Intangible Assets								
Computer Software	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-
Total (A+B)	213.47	140.67	17.68	336.46	47.28	6.02	254.59	172.86



3a.1 No Property, Plant and Equipment and Intangible Assets have been revalued during the year.

3a.2 The Company does not possess any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the Company during the Financial Year ended March 31, 2026.

3b Intangible Assets under Development	As at	As at
	March 31, 2026	March 31, 2025
Opening carrying amount	-	-
Additions during the year	25.52	-
Assets capitalised during the year	-	-
Closing carrying amount	25.52	-

3b.1 Ageing schedule of Intangible Assets under Development

Intangible Assets under Development	Amount in Intangible Assets under Development for a period of		
	Less than 1 year	1-2 years	2-3 years
Projects in progress	25.52	-	-

The Company does not have any material Intangible Assets under Development which is overdue or has exceeded its cost compared to its original plan and hence the disclosure of Intangible Assets under Development completion schedule is not applicable.



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4 Other Financial Assets	As at	As at
	March 31, 2026	March 31, 2025
a. Non current		
Fixed Deposit with original maturity more than 12 months (Refer Note 4.1, 4.2 and 4.3)	4,462.39	950.95
Deposits	0.25	0.25
Deposit with Landowners for Joint Development Arrangements	-	169.79
	4,462.64	1,120.99
b. Current		
(Unsecured, considered good)		
Deposits	3.10	2.10
Contract Assets - Unbilled Revenue (Refer Note 28)	2,907.66	1,420.49
Deposit with Landowners for Joint Development Arrangements	184.35	-
Rental Income receivable	6.10	-
	3,101.21	1,422.59
	7,563.85	2,543.58

- 4.1 Fixed Deposit amounting to Rs. 9.37 Lakhs as on March 31, 2026 (Rs. 0.46 Lakhs as on March 31, 2025) with original maturity period of more than twelve months has been pledged with various Government authorities.
- 4.2 Fixed Deposit amounting to Rs. Nil as on March 31, 2026 (Rs. 923.69 Lakhs as on March 31, 2025) with original maturity period more than 12 months has been pledged with Banks as security for Overdraft facility.
- 4.3 Fixed Deposit amounting to Rs. 4,427.82 Lakhs as on March 31, 2026 (Nil as on March 31, 2025), having an original maturity period of more than twelve months, has been created out of the Escrow account balances, in compliance with the circular (No 102/3/2020/KRERA) dated 28-08-2025 issued by Kerala Real Estate Regulatory Authority (KRERA).

5 Deferred Tax Assets/(Liabilities) (Net)	As at	As at
	March 31, 2026	March 31, 2025
a. Deferred Tax Asset		
Provisions and other disallowances	93.56	79.28
b. Deferred Tax Liability		
On excess of net book value over written down value of fixed asset as per Income Tax Act	32.92	7.37
On Ind AS adjustments	96.07	40.94
	(35.43)	30.97

5.1 Movement in Deferred tax Assets/(Liabilities)

Particulars	As at	As at
	March 31, 2026	March 31, 2025
Balance as at the beginning of the year	30.97	(33.82)
- to profit and loss	(71.73)	63.00
- to other comprehensive income	5.33	1.79
Balance as at the end of the year	(35.43)	30.97



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6	Other Assets	As at	As at
		March 31, 2026	March 31, 2025
	a. Non current		
	Income taxes (Net)	12.37	14.02
	Prepaid Expenses	315.04	134.46
	Net Defined Benefit Plan Asset - Gratuity	10.73	-
		338.14	148.48
	b. Current		
	(Unsecured, Considered good)		
	Prepaid Expenses	239.14	143.30
	Advance for land purchase (Refer Note 6.1)	855.83	1,098.11
	Issue related expenses (Refer Note 6.2)	274.45	-
	Advances for Supplies and Services	171.98	106.80
	Balance with Statutory Authorities	14.08	15.07
	Advance to Staff	7.04	1.63
	(Unsecured, considered doubtful)		
	Advance for land purchase	220.75	220.75
	Less: Provision for doubtful advance	(220.75)	(220.75)
		1,562.52	1,364.91
		1,900.66	1,513.39

6.1 Advances paid by the Company to the seller towards outright purchase of land is recognised as land advance under other current assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to Land (for project construction) under inventories. Having regard to the nature of business, these include amounts relating to projects that could take a substantial period of time to conclude. Management has evaluated the status of these projects and is confident of performance of obligations by the counter-parties. In view of the management, these advances are in accordance with the normal trade practice and are not in the nature of loans or advance in the nature of loans.

6.2 As at March 31, 2026, the Company has incurred expenses for various services in connection with proposed public offer of equity shares aggregating to Rs. 274.45 Lakhs (Nil as at March 31, 2025) for Initial Public Offering (IPO) and will be accounted as deduction from Equity on completion of IPO.

7	Inventories	As at	As at
		March 31, 2026	March 31, 2025
	Land (for project construction)	12,929.87	9,368.75
	Stock of units in completed projects	-	219.12
	Projects Work-in-Progress	15,866.97	12,326.00
		28,796.84	21,913.87

7.1 The Company in its normal course of business obtains and maintains regulatory, statutory and legal approvals/clearances of its properties/projects and there are no claims/disputes against the Company on account of the same.

8	Trade Receivables	As at	As at
		March 31, 2026	March 31, 2025
	Unsecured, Considered Good (Refer Note 8.1 and 8.2)	4,514.56	2,739.88
		4,514.56	2,739.88



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8.1 Ageing Schedule of Trade Receivables

Ageing as at March 31, 2026

Particulars	Outstanding for following periods from the due date of payment						Total
	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	-	4,004.76	509.80	-	-	-	4,514.56
(ii) Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Total	-	4,004.76	509.80	-	-	-	4,514.56

Ageing as at March 31, 2025

Particulars	Outstanding for following periods from the due date of payment						Total
	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	-	2,536.11	203.77	-	-	-	2,739.88
(ii) Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Total	-	2,536.11	203.77	-	-	-	2,739.88

8.2 Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

Particulars	As at March 31, 2026	As at March 31, 2025
Balance as the beginning of the year	-	86.37
Additions/(Reversal) during the year (net)	-	(86.37)
Balance as at the end of the year	-	-

9a Cash and Cash Equivalents

	As at March 31, 2026	As at March 31, 2025
Balances with Banks		
Current Accounts	2,052.44	3,367.30
Deposits with original maturity less than 3 months	-	300.85
Cash on Hand	0.25	0.22
	2,052.69	3,668.37

9.a.1 Balances with banks in current accounts include debit balances in Overdraft/Cash Credit account amounting to Rs. 84.40 Lakhs (Rs. 109.63 Lakhs as on March 31, 2025).

9.a.2 Balances with banks in current accounts include balances in escrow accounts maintained for each specific project aggregating to Rs. 1,753.37 Lakhs (Rs. 3,190.69 Lakhs as on March 31, 2025) maintained as per Real Estate (Regulation and Development) Act, 2016 to be mandatorily used only for land and construction costs for the said project and is permitted to be drawn only based on independent certification of the actual progress of the respective project.

9b Bank Balances other than Cash & Cash Equivalents

	As at March 31, 2026	As at March 31, 2025
Balances with Banks		
Deposits Accounts	1,267.62	0.57
	1,267.62	0.57

9b.1 Deposits Accounts includes deposits of Rs. 1.36 Lakhs (March 31, 2025 0.57 Lakhs) with remaining maturity period of less than twelve months pledged with various Government authorities.

9b.2 Deposits Accounts amounting to Rs. 1,005.35 Lakhs (Nil as on March 31, 2025) with original maturity period less than twelve months has been pledged with Banks as security for Overdraft facility.

9b.3 Deposits Accounts amounting to Rs.250.00 Lakhs (Nil as on March 31, 2025), having an original maturity period of less than twelve months, has been created out of the Escrow account balances, in compliance with the circular (No 102/3/2020/KRERA) dated 28-08-2025 issued by Kerala Real Estate Regulatory Authority (KRERA).



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10 Equity Share Capital	As at March 31, 2026	As at March 31, 2025
Share Capital		
Authorised Share Capital		
7,50,00,000 (March 31, 2025 - 50,00,000) Equity Shares of Rs. 10/- each	7,500.00	500.00
	7,500.00	500.00
Issued, Subscribed and Fully Paid Up		
3,37,50,000 (March 31, 2025 - 50,00,000) Equity Shares of Rs. 10/- each, fully paid up	3,375.00	500.00
	3,375.00	500.00

10.1 During the year ended March 31, 2026, the Company increased its Authorised Share Capital in the following manner:

(a) Pursuant to the approval of the members at the Extra-Ordinary General Meeting ("EGM") held on July 07, 2025, the Authorised Share Capital of the Company was increased from Rs. 500.00 lakhs (50,00,000 equity shares of Rs. 10 each) to Rs. 5,000.00 lakhs (5,00,00,000 equity shares of Rs. 10 each) by alteration of the Capital Clause of the Memorandum of Association.

(b) Further, pursuant to the approval of the members at the EGM held on November 22, 2025, the Authorised Share Capital was increased from Rs. 5,000.00 lakhs (5,00,00,000 equity shares of Rs. 10 each) to Rs. 7,500.00 lakhs (7,50,00,000 equity shares of Rs. 10 each) by alteration of the Capital Clause of the Memorandum of Association.

The above changes have been duly filed with the Registrar of Companies in Form SH-7.

10.2 Details of Shareholders holding more than 5% in the Company

Share Holder	As at March 31, 2026		As at March 31, 2025	
	No. of shares	% of Holding	No. of shares	% of Holding
Kochouseph Thomas Chittilappilly	2,26,98,500	67%	30,07,500	60%
Kochouseph Thomas Chittilappilly, Managing Trustee -K Chittilappilly Trust	83,50,000	25%	16,50,000	33%
	3,10,48,500	92%	46,57,500	93%

10.3 Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Amount	No. of shares	Amount
Balance as at the beginning of the year	50,00,000	500.00	50,00,000	500.00
Shares issued during the year	2,87,50,000	2,875.00	-	-
Balance as at the end of the year	3,37,50,000	3,375.00	50,00,000	500.00

10.4 The Company has issued only one class of equity shares having a par value of Rs. 10 each. The holder of equity shares are entitled to one vote per share. In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the Company after payment of all liabilities. The distribution will be in proportion to the number of Equity Shares held by the shareholders.

10.5 During the year ended March 31, 2026, the Company issued 17,50,000 equity shares of Rs. 10 each as Rights Shares at a price of Rs. 1,000 per share. The Company received subscriptions for 17,50,000 shares. The rights issue was approved by the Board of Directors on August 01, 2025 and the shares were allotted on August 21, 2025.

10.6 During the year ended March 31, 2026, the Company issued 2,70,00,000 bonus shares of Rs. 10 each to the existing shareholders in the ratio of 4:1. The issue was approved by the shareholders at the Annual General Meeting held on September 22, 2025 and the shares were allotted on September 25, 2025.

10.7 The Company has not bought back shares during the year.



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10.8 Shares held by Promoters at the end of the Financial Year

Name of the Promoter	As at March 31, 2026		As at March 31, 2025	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Kochouseph Thomas Chittilappilly	2,26,98,500	67%	30,07,500	60%
Kochouseph Thomas Chittilappilly, Managing Trustee- K Chittilappilly Trust	83,50,000	25%	16,50,000	33%
Total	3,10,48,500	92%	46,57,500	93%

10.9 Changes in Shareholding of promoters

Name of the Promoter	As at March 31, 2026		As at March 31, 2025		% Change during the year
	No. of Shares	% of Holding	No. of Shares	% of Holding	
Kochouseph Thomas Chittilappilly	2,26,98,500	67%	30,07,500	60%	655%
Kochouseph Thomas Chittilappilly, Managing Trustee- K Chittilappilly Trust	83,50,000	25%	16,50,000	33%	406%
Total	3,10,48,500	92%	46,57,500	93%	

11 Other Equity

	As at March 31, 2026	As at March 31, 2025
Retained earnings	8,714.90	6,053.44
Securities Premium Account	14,625.00	-
Other Comprehensive Income	(24.88)	(9.05)
	23,315.02	6,044.39

Nature and Purpose of Reserves

(i) Retained Earnings: Represents the accumulated profit/(loss) and net amount of appropriations made to/from Retained Earnings.

(ii) Securities Premium Account : Represents the premium on issue of equity shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

(iii) Other Comprehensive Income: Represents gain/ (loss) on remeasurement of the net defined benefit plan (net of tax).



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12	Borrowings	As at March 31, 2026	As at March 31, 2025
	a. Non Current Borrowings		
	Secured Loans		
	Term Loans		
	From Banks	2,928.86	134.93
	Unsecured Loans		
	Loans from directors	-	10,288.77
	Less: Current maturities of non current borrowings (Secured)	(211.95)	(5.68)
		2,716.91	10,418.02
	b. Current Borrowings		
	Secured Loans		
	Term Loans		
	From Banks (Current maturities of non current borrowings)	211.95	5.68
	Loans repayable on demand - Overdraft	250.80	-
	Unsecured Loans		
	Loans repayable on demand - Overdraft	5,379.24	-
	Loans from directors - repayable on demand	-	7,273.29
		5,841.99	7,278.97
		8,558.90	17,696.99

12.1 Terms of Secured loans

12.1.1 Vehicle loans (included under term loans from Banks and Financial Institutions) are secured by the vehicle and the terms of Repayment are as per the schedule of loan on an equated monthly instalment at the agreed date. These loans are subject to interest rate ranging from 8.95% to 9.00% p.a. The balances of such loans include interest accrued but not due on borrowings as at March 31, 2026 amounting to Rs. 0.11 Lakhs (Rs. 0.15 Lakhs as at March 31, 2025)

12.1.2 Project Loan (included under term loans from banks) obtained from South Indian Bank Ltd. during the year ended March 31, 2025 is secured by mortgage of the project "Queens Park" at Edapally including the present and future built up area in the project financed by the Bank and personal guarantee of Mr. Kochouseph Thomas Chittilappilly (Whole Time Director). The collateral security includes a mortgage over 22.99 Ares of land owned by the Company in Edapally North Village. The term loan has a moratorium on repayment for 24 months and thereafter principal has to be repaid in 8 quarterly instalments. The loan is issued at floating interest rate of repo rate +2.10%.

12.1.3 Project Loan (included under term loans from banks) obtained from Axis Bank Ltd. during the year ended March 31, 2026 is secured by mortgage of the project "Casabella" including the present and future built up area in the project financed by the Bank and personal guarantee of Mr. Kochouseph Thomas Chittilappilly (Whole Time Director). The collateral security includes a mortgage over 46.44 Ares of land owned by the Company in Vazhakkala Village. The term loan has a moratorium on repayment for 36 months and thereafter principal has to be repaid in 24 monthly instalments. The loan is issued at floating interest rate of repo rate +2.25%.

12.1.4 Project Loan (included under term loans from banks) obtained from Axis Bank Ltd. during the year ended March 31, 2026 is secured by mortgage of the project "Flora" including the present and future built up area in the project financed by the Bank and personal guarantee of Mr. Kochouseph Thomas Chittilappilly (Whole Time Director). The collateral security includes a mortgage over 27.29 Ares of land owned by the Company in Edapally North Village. The term loan has a moratorium on repayment for 36 months and thereafter principal has to be repaid in 24 monthly instalments. The loan is issued at floating interest rate of repo rate +2.25%.

12.1.5 Term loan for property (included under term loans from banks) obtained from South Indian Bank Ltd. during the year ended March 31, 2026 is secured by the mortgage of property held by the Company in Vazhakkala and the personal guarantee of Mr. Kochouseph Thomas Chittilappilly (Whole Time Director) and is repayable in 84 monthly installments. The loan is issued at floating interest rate of repo rate + 2.15%.

12.1.6 The Overdraft facility is secured by fixed deposits of the Company and the effective interest is 7.10% p.a.

12.2 Terms of Unsecured loans

12.2.1 The unsecured loans accepted from directors represent amounts brought in from their own sources, as per declarations received from them and hence are not deposits within the meaning of Section 73 to 76 of Companies Act, 2013.

Loans from directors, classified as non current are expected to be repaid only after 12 months from the balance sheet date, as mutually agreed. These non current loans include term loans given for specified projects and the respective loans along with interest compounded annually are repayable after obtaining of occupancy certificate of the respective projects.

Interest on loan from directors is payable at 8.00% p.a on monthly outstanding balance of principal during the year ended March 31, 2026 and March 31, 2025.

12.2.2 Overdraft facilities are secured by deposits of Mr. Kochouseph Thomas Chittilappilly (Whole time Director) and his personal guarantee for a facility. The effective interest is 7.35% p.a.

12.3 The debit balance in overdraft facility of March 31, 2026 - Rs. 84.40 Lakhs (March 31, 2025 - Rs. 109.63 Lakhs) are classified as balance with banks in current account in Note 9a. Interest rate on Bank overdraft ranges from 7.35% to 8.35% p.a.

12.4 The Company has not been declared as a wilful defaulter by any bank or financial institution or other lender during the financial year.



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13	Other Financial Liabilities	As at March 31, 2026	As at March 31, 2025
	a. Non Current		
	Retention Money Payable	149.50	301.71
	Liabilities under Joint Development Agreement (Refer Note 13.1)	-	180.08
		149.50	481.79
	b. Current		
	Retention Money Payable	378.32	39.28
	Liabilities under Joint Development Agreement (Refer Note 13.1)	449.64	516.97
	Other Payables	79.24	36.77
	Security Deposit	10.27	-
		917.47	593.02
		1,066.97	1,074.81

13.1 Represents amount recorded as payable in respect of Joint development arrangements with land owners for development rights received in lieu of transfer of agreed percentage of constructed area/ revenue proceeds.

14	Provisions	As at March 31, 2026	As at March 31, 2025
	a. Non Current		
	Provision for Employee Benefits (Refer Note 27)		
	Gratuity	-	2.94
	Leave Encashment	134.28	80.28
	Other:		
	Provision for Warranty (Refer Note 14.1 and 14.2)	198.91	198.91
		333.19	282.13
	b. Current		
	Provision for Employee Benefits (Refer Note 27)		
	Leave Encashment	6.60	6.27
		6.60	6.27
		339.79	288.40

14.1	Name of Provision	As at April 1, 2025	Additional provision during the year	Amount used/charged during the year	Unused amount reversed	Unwinding of Provision	As at March 31, 2026
	Provision for Warranty	198.91	-	-	-	-	198.91

Name of Provision	As at April 1, 2024	Additional provision during the year	Amount used/charged during the year	Unused amount reversed	Unwinding of Provision	As at March 31, 2025
Provision for Warranty	175.91	23.00	-	-	-	198.91

14.2 The Provision for Warranty relates to the completed construction projects as at end of the year. The provision has been created based on internal estimates relating to the expected claims on structural defects on the completed residential projects. Considering that the Company has not received any material Warranty claims till date, the Company expects that the provision will be settled/reversed only after an average duration of 5 years from completion of the project. The Provision for Warranty has been estimated on an undiscounted basis since the effect of time value of money is not expected to be material.

15	Trade Payables	As at March 31, 2026	As at March 31, 2025
	Total outstanding dues of Micro Enterprises and Small Enterprises (Refer Note 15.1 and 15.2)	152.96	59.39
	Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises (Refer Note 15.1)	564.40	612.99
		717.36	672.38



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15.1 Ageing Schedule of Trade Payables

Ageing as at March 31, 2026

Particulars	Outstanding for following periods from the due date of payment						Total
	Unbilled dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	152.96	-	-	-	-	152.96
(ii) Others	125.51	-	417.78	13.94	6.12	1.05	564.40
(iii) Disputed dues – MSME	-	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-	-
Total	125.51	152.96	417.78	13.94	6.12	1.05	717.36

Ageing as at March 31, 2025

Particulars	Outstanding for following periods from the due date of payment						Total
	Unbilled dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	59.39	-	-	-	-	59.39
(ii) Others	356.54	-	246.63	7.41	0.69	1.72	612.99
(iii) Disputed dues – MSME	-	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-	-
Total	356.54	59.39	246.63	7.41	0.69	1.72	672.38

15.2 Dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, (MSMED), 2006 to the extent identified and information available with the Company. This has been relied upon by the auditors.

Particulars	As at March 31, 2026	As at March 31, 2025
The principal amount remaining unpaid to any supplier as at the end of accounting year;	152.96	59.39
Interest due thereon remaining unpaid;	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed date during the period) but without adding interest specified under the Micro, Small and Medium Enterprises Development Act ;	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year;	-	-
The amount of further interest remaining due and payable even in the succeeding year, 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 MSMED Act 2006.	-	-

16 Other Liabilities

	As at March 31, 2026	As at March 31, 2025
a. Non Current		
Liabilities under Joint Development Agreement (Refer Note 16.1)	-	186.13
Deferred income (Refer Note 16.2)	7.23	75.54
	7.23	261.67
b. Current		
Deferred income (Refer Note 16.2)	90.48	85.27
Liabilities under Joint Development Agreement (Refer Note 16.1)	186.13	187.21
Statutory Dues Payable	198.53	216.66
Contract Liabilities - Unearned Revenue (Refer Note 28)	10,133.73	4,609.87
Advance Received From Customers	294.89	316.58
	10,903.76	5,415.59
	10,910.99	5,677.26

16.1 Represents amounts recorded towards transfer of development rights in respect of Joint development arrangements with land owners for land received in lieu of transfer of agreed percentage of constructed area/ revenue proceeds.

16.2 Deferred income relates to difference of present value of retention money deposits and liability under joint development agreements and transaction value and is released to the Statement of Profit and Loss on straight line basis of the respective tenure.



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17	Revenue from Operations	Year ended	Year ended
		March 31, 2026	March 31, 2025
	Revenue from completed projects (Refer Note 28)	339.13	1,981.12
	Revenue from ongoing projects (Refer Note 28)	24,758.49	17,256.41
		25,097.62	19,237.53
18	Other Income	Year ended	Year ended
		March 31, 2026	March 31, 2025
	Interest Income	129.46	111.09
	Provisions / Liabilities no longer payable written back	3.11	160.26
	Finance Income on Security Deposit *	14.56	13.41
	Unwinding of Fair Valuation Gain (Refer Note 16.2)	103.75	76.12
	Commission Received	9.77	10.48
	Other non-operating income	57.68	12.99
		318.33	384.35
* Represents interest income from financial assets at amortised cost.			
19	Operating Cost	Year ended	Year ended
		March 31, 2026	March 31, 2025
	Expenses incurred during the period		
	Purchase/Development of land	11,837.81	9,368.75
	Construction materials, labour and direct expense	12,350.39	10,265.65
	Allocated expenses		
	Employee benefit expenses	382.70	308.78
	Finance costs	378.68	734.25
	Other expenses	18.48	15.37
		24,968.06	20,692.80
20	Changes in Inventories	Year ended	Year ended
		March 31, 2026	March 31, 2025
	Opening Stock		
	Land (for project construction)	9,368.75	1,025.31
	Stock of units in completed projects	219.12	1,596.14
	Projects Work-in-Progress	12,326.00	12,534.82
	Closing Stock		
	Land (for project construction)	12,929.87	9,368.75
	Stock of units in completed projects	-	219.12
	Projects Work-in-Progress	15,866.97	12,326.00
	(Increase)/decrease in inventories		
	Land (for project construction)	(3,561.12)	(8,343.44)
	Stock of units in completed projects	219.12	1,377.02
	Projects Work-in-Progress	(3,540.97)	208.82
		(6,882.97)	(6,757.60)
21	Employee Benefit Expenses	Year ended	Year ended
		March 31, 2026	March 31, 2025
	Salaries and Wages	985.74	802.10
	Contribution to Provident and Other Funds (Refer Note 27)	24.49	19.00
	Compensated Absences (Refer Note 27)	66.94	25.69
	Gratuity (Refer Note 27)	15.67	10.61
	Staff welfare expenses	56.24	45.40
		1,149.08	902.80
	Less: Allocated to Projects (Refer Note 19)	382.70	308.78
		766.38	594.02



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22 Finance Costs	Year ended	Year ended
	March 31, 2026	March 31, 2025
Interest Expense	860.64	1,140.63
Other Finance Cost		
Interest on amortised cost instrument	89.64	97.17
	950.28	1,237.80
Less: Allocated to Projects/Land (Refer Note 19)	378.68	734.25
	571.60	503.55
23 Depreciation and Amortisation Expenses	Year ended	Year ended
	March 31, 2026	March 31, 2025
Depreciation on Property, Plant and Equipment (Refer Note 3)	71.77	47.28
Amortisation of Intangible Assets (Refer Note 3)	0.52	-
	72.29	47.28
24 Other Expenses	Year ended	Year ended
	March 31, 2026	March 31, 2025
Project Maintenance Expenses	37.08	53.38
Rent (Refer Note 24.1)	44.66	56.99
Repairs to Buildings	29.60	21.81
Repairs to Machinery	5.32	5.13
Repairs Others	13.12	12.11
Software Maintenance Expenses	100.49	14.32
Amortisation of Financial Asset	13.67	13.67
Rates and taxes	88.16	1.34
Travelling and conveyance expenses	60.18	52.09
Advertisement Expenses	1,551.29	1,331.20
Legal and professional fees	172.17	38.43
Foreign Exchange loss (net)	1.15	-
Directors Sitting Fees and Commission	22.59	-
Payment to auditors (Refer Note 24.2)	15.69	14.70
Donations (Refer Note 24.3)	2.15	17.36
Expenditure on Corporate Social responsibility (Refer Note 24.4)	39.78	30.49
Office Expenses	87.49	44.75
Miscellaneous Expenses	34.15	18.48
Loss on Disposal/Discarding of Assets (Net)	-	4.43
	2,318.74	1,730.68
Less: Allocated to Projects (Refer Note 19)	18.48	15.37
	2,300.26	1,715.31

24.1 Leases

Operating Lease: Company as Lessee

The Company has acquired assets under the operating lease agreements that are renewable on periodic basis at the option of both the lessor and lessee.

Rent expense represents expense incurred for the year ended March 31, 2026 relating to Short term leases and leases of low value assets amounting to Rs. 44.66 Lakhs (March 31, 2025 Rs. 56.99 Lakhs).

The Company has only entered into cancellable lease agreements.

Total Cash outflow for leases for the year ended March 31, 2026 including outflow for short term and low value leases is Rs. 50.10 Lakhs (March 31, 2025 Rs. 54.94 Lakhs).

24.2.a Payments to the Auditor	Year ended	Year ended
	March 31, 2026	March 31, 2025
a. As auditor	10.00	7.00
b. Taxation Matter(including tax audit)	1.90	3.90
c. Other Services	1.40	1.56
d. Taxes on above	2.39	2.24
	15.69	14.70

24.2.b Payments to Auditors made during the year aggregating to Rs. 58.49 Lakhs have been considered separately as Issue Related Expenses under Other Current Assets in Note 6b

24.3 Donations include contribution made to political party Rs. 1.50 Lakhs (Rs. 15.00 Lakhs March 31, 2025)



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24.4 Details of expenses on corporate social responsibility (CSR) activities:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
a. Gross amount required to be spent during the year	37.02	29.59
b. Amount approved by the Board to be spent during the year	39.00	30.00
c. Amount spent during the year	39.78	30.49
d. Amount unspent during the year	-	-
e. Amount spent during the period		
i) Construction of any assets		
- in Cash	-	-
- yet to be Paid in Cash	-	-
ii) On purpose other than (i) above		
- in Cash	39.78	30.49
- yet to be Paid in Cash	-	-

The CSR spend includes amount spent towards promotion of rural development projects and preventive healthcare.

25 Tax Expense

	Year ended March 31, 2026	Year ended March 31, 2025
a. Income Tax recognised in Statement of Profit and Loss		
Current Tax		
In respect of current period	887.14	846.93
Deferred Tax		
In respect of current period	71.73	(63.00)
	958.87	783.93
b. Income Tax recognised in Other Comprehensive Income		
Deferred Tax		
Remeasurement of defined benefit obligation	(5.33)	(1.79)
	(5.33)	(1.79)
	953.54	782.14

25.1 Reconciliation of tax expenses and the accounting profit multiplied by domestic tax rate

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Accounting profit before Income Tax	3,620.33	2,826.52
Effective Income Tax Rate	25.17%	25.17%
Tax on accounting profit at the statutory income rate	911.16	711.38
Adjustments for taxes on:		
Expenses not deductible under Income Tax Act	25.31	22.35
Others	22.40	50.20
Total tax expense reported in the Statement of Profit and Loss	958.87	783.93

26 Earnings per equity share

	Year ended March 31, 2026	Year ended March 31, 2025
Net Profit / (Loss) after tax	2,661.46	2,042.59
Net Profit / (Loss) after tax - Diluted	2,661.46	2,042.59
Weighted Average Number of Equity Shares Outstanding - Basic *	303.46	250.00
Weighted Average Number of Equity Shares Outstanding - Diluted *	303.46	250.00
Basic (Nominal value of Rs. 10 per Share)	8.77	8.17
Diluted (Nominal value of Rs. 10 per Share)	8.77	8.17

*Effect of issue of bonus shares adjusted retrospectively.



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27 Disclosures relating to Employee Benefit Expenses**a) Defined Contribution Plan**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Employers' contribution to Provident Fund (Refer Note 21)	23.30	18.00
Employers' contribution to Employees State Insurance (Refer Note 21)	0.59	0.54
	23.89	18.54

b) Defined Benefit Plan (Gratuity)

The gratuity plan of the Company is a defined benefit scheme for its employees which is payable on exit of the employee after completion of at least 5 years of service. The gratuity liability is funded through Life Insurance Corporation of India. The following tables summarise the components of net benefit expense recognized in the Statement of Profit and Loss and the funded status and amounts recognized in the Balance Sheet for the gratuity plan:

Net liability/(assets) recognised in the Balance Sheet:

Particulars	As at March 31, 2026	As at March 31, 2025
Present value of funded obligations	181.99	136.04
Fair value of plan assets	192.71	133.10
	(10.72)	2.94

Net employee benefit expense:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Current Service Cost	13.70	11.03
Past Service Cost	3.41	-
Interest Cost on benefit obligation	(1.44)	(0.42)
Net employee benefit expense (Refer Note 21)	15.67	10.61

Remeasurement (gain)/loss in Other Comprehensive Income (OCI):

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Re-measurements on defined benefit obligation		
Actuarial (gain)/loss arising from experience over the past years	5.62	2.91
Actuarial (gain)/loss arising from changes in financial assumptions	15.62	3.35
Re-measurements on plan asset	(0.08)	0.83
	21.16	7.09

Changes in the fair value of plan assets are as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Fair value of plan assets at the beginning of the year	133.10	110.79
Expected return on plan assets	10.60	8.24
Employer contributions	50.49	17.60
Benefits paid	(1.56)	(2.70)
Remeasurements on plan asset - Gain/(Loss)	0.08	(0.83)
Fair value of plan assets as at the end of the year	192.71	133.10

Changes in the present value of defined benefit obligation are as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Opening defined benefit obligation	136.04	113.63
Interest Cost	9.16	7.82
Current Service Cost	13.70	11.03
Past Service Cost	3.41	-
Benefits Paid	(1.56)	(2.70)
Remeasurements on obligation - (Gain)/Loss	21.24	6.26
Closing defined benefit obligation	181.99	136.04



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The principal assumptions used in determining gratuity

Particulars	As at March 31, 2026	As at March 31, 2025
Discount rate	7.60%	6.74%
Employee turnover rates	2.00%	2.00%
Salary escalation rate per annum	9.00%	7.00%

The estimates of future salary increase, considered in actuarial valuation, take into account of inflation, seniority, promotion, and other relevant factors.

Best estimate of expected contribution for the plan for the next annual reporting period :

Particulars	FY 2026-27
Contribution over next year	9.07

Plan assets comprises of the following :

Particulars	As at March 31, 2026	As at March 31, 2025
Insured Managed Funds	192.71	133.10

Maturity analysis of the benefit payments:

Particulars	As at March 31, 2026	As at March 31, 2025
Projected benefits Payable in future years from the date of reporting :		
First following year	4.37	3.29
Second following year	4.32	3.45
Third following year	4.64	3.72
Fourth following year	4.98	3.95
Fifth following year	5.40	4.15
Sum of the following six to ten years	130.97	91.43

As at March 31, 2026 the weighted average duration of the defined benefit obligation is 12.25 years. (March 31, 2025 - 12.15 years)

A quantitative sensitivity analysis for significant assumptions as at March 31, 2026 and as on March 31, 2025 are as shown below:

Assumption	Sensitivity Level	As at March 31, 2026	As at March 31, 2025
Discount rate	Decrease by 1%	21.52	16.08
Discount rate	Increase by 1%	(18.37)	(13.77)
Salary escalation rate per annum	Decrease by 1%	(15.39)	(12.36)
Salary escalation rate per annum	Increase by 1%	16.35	14.27
Attrition rate	Decrease by 25%	0.68	0.01
Attrition rate	Increase by 25%	(0.66)	(0.03)

The sensitivity analysis is based on the same computational methods used for arriving at the present value of Defined Benefit Obligation(DBO), except for the change in the parameter that is being modified.

Qualitative Disclosuresa) Characteristics of Defined Benefit Plan

The entity has a defined gratuity plan in India (Funded), providing a lump sum benefit on death, disability, resignation or retirement. The benefits are based on the final salary at the time of exit. The funds are invested in an insurance policy managed by Life Insurance Corporation of India and SBI Bank Account. There is no self Investment done by the Sponsor. Withdrawals made from the fund towards claim payments do not attract any charges since this is a unit linked plan.



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b) Risks Associated with Defined Benefit Plan

Gratuity is a defined benefit plan and entity is exposed to the following risks:

(i) Actuarial Risk - The risks that benefits costs more than expected. All assumptions used to project the liability cash - flows are a source of risk. If actual experience turns out to be worse than expected experience - there could be a risk of being unable to meet the liabilities as and when they fall due.

(ii) Legislative Risk - There could be changes to Regulation/legislation governing this Plan that could affect the Company adversely. The changes in regulation could potentially increase the plan liabilities.

(iii) Investment Risk - There is a minimum investment return guaranteed to the Sponsor (called the minimum floor rate) which is a non-zero positive percentage. Hence there is no market risk - risk due to reductions in the market value of the underlying investments backing the insurance policy of the Sponsor. Also there is a Guaranteed Surrender Value to the extent of 90% of contributions made net of withdrawals and charges.

(iv) Liquidity Risk - The investments are made in an insurance policy which is also very liquid - withdrawals can happen at any time. There is no Market Value adjustment imposed for withdrawals done by the Sponsor at an untoward time except when the amount withdrawn exceeds 25% of the opening balance at the beginning of the financial year. This can be easily managed by making multiple withdrawals to ensure that the amount withdrawn per transaction does not breach the limit above. Also note that there are no surrender charges after three years. During the first three years also the surrender charges are minimal.

c) Compensated absences (Leave encashment)

The following table summarises the components of leave encashment expenses recognised in the Statement of Profit and Loss and amount recognised in the Balance Sheet:

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	86.55	71.60
Interest Cost	5.40	4.61
Current Service Cost	8.50	6.58
Benefits paid during the year	(12.61)	(10.74)
Remeasurements on obligation - (Gain)/Loss	53.04	14.50
Balance at the end of the year (Refer Note 14)	140.88	86.55
Compensated Absence Expense for the year (Refer Note 21)	66.94	25.69

The principal assumptions used in determining liability

Particulars	As at March 31, 2026	As at March 31, 2025
Discount rate	7.60%	6.74%
Employee turnover rate	2.00%	2.00%
Salary escalation rate per annum	9.00%	7.00%

The estimates of future salary increase, considered in actuarial valuation, take account of inflation, seniority, promotion, and other relevant factors.

The above disclosures are based on the information certified by the independent actuary and relied upon by the auditors.



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28 Revenue from Contract from Customers**(a) Disaggregation of revenue**

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Timing of transfer of goods or services		
Revenue from goods or services transferred to customers at a point in time	339.13	1,981.12
Revenue from goods or services transferred over the time	24,758.49	17,256.41
	25,097.62	19,237.53

(b) Contract Balances

(i) Information about receivables, contract assets and contract liabilities from contract with customers is as follows:

Particulars	As at March 31, 2026	As at March 31, 2025
Trade Receivables	4,514.56	2,739.88
Contract Assets	2,907.66	1,420.49
Contract Liabilities	10,133.73	4,609.87
	17,555.95	8,770.24

(ii) Performance obligations in contracts with customers

Contract liabilities represent amounts collected from customers based on contractual milestones pursuant to agreements executed with such customers. Though the customers are required to make payment of consideration based on the contractual milestones as fixed in the agreement, such milestones may not necessarily coincide with the percentage of completion assessed for revenue recognition. The Company is liable for any structural or other defects in the residential/ commercial units as per the terms of the agreements executed with customers and the applicable laws and regulations.

(iii) Disclosures on Revenue recognition from previous year balances

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year	4,540.51	2054.55

Revenue recognised in the reporting period from performance obligations satisfied in previous years

(iv) Asset recognised from the cost to obtain or fulfill a contract with a customer

Particulars	As at March 31, 2026	As at March 31, 2025
Sales Commission	105.87	180.42
Legal fees	73.71	19.70
Taxes and license fee	22.18	-
	201.76	200.12

(v) Amortisation of cost to obtain or fulfill a contract with a customer during the year ended March 31, 2026 - Rs. 290.07 Lakhs. (March 31, 2025 is Rs. 113.95 lakhs)

(vi) Transaction price allocated to remaining performance obligation :

The aggregate amount of transaction price allocated to the unsatisfied (or partially satisfied) performance obligation is Rs. 39,959.72 Lakhs and the Company expects to recognise revenue in the following time bands :

Particulars*	Transaction price pertaining to unsatisfied (or partially satisfied) performance obligation
0 - 1 year	15,887.87
0 - 3 years	37,309.70
0 - 6 years	39,959.72

* Time bands are considered based on completion date of the projects as per KRERA



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29 Contingent Liabilities and Commitments**(a) Contingent liabilities**

Particulars	As at March 31, 2026	As at March 31, 2025
Claims against the Company not acknowledged as debt:		
i) Provident Fund	26.09	26.09
ii) Income Tax	61.86	61.86
iii) Other Litigations	9.25	-

(b) Commitments - Estimated amount of contract remaining to be executed on capital account and not provided for as at March 31, 2026 - Nil (March 31, 2025 - Nil).**(c) Other Litigations**

The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for lands acquired by it for construction purposes, either through joint development agreements or through outright purchases. These cases are pending with various courts and are scheduled for hearings. The management believes that these cases will not adversely affect its financial statements.

The Company does not expect any cash outflow in respect of the above contingent liability and it is not practicable to estimate the timings of the cash outflows, if any, in respect of matters above pending resolution of the arbitration/ appellate proceedings and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

(d) Other Commitments

(i) The Company enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and agreed rates, which are determinable as and when the work under the said contracts are completed.

(ii) The Company has entered into agreements with land owners for purchase of land, under which the Company is required to make payments based on the terms/ milestones stipulated under the respective agreements.

(iii) The Company has entered into joint development agreements with owners of land for its construction and development. Under the agreements the Company is required to make certain payments to the owners of the land and share in built up area from such developments in exchange of undivided share in land as stipulated under the agreements.

30 Expenditure in Foreign Currency - Rs. 44.27 Lakhs (March 31, 2025 - Nil)

Earnings in Foreign Currency - Nil (March 31, 2025 - Nil)

31 The Company uses accounting software application for maintaining its books of account which have a feature of recording audit trail (edit log) facility at the application level for each change made in the books of account along with date of such changes made. The features of audit trail (edit log) facility has operated throughout the year for all relevant transactions recorded in such software except that audit trail was not enabled at the database level to log any direct data changes.

The direct access to the database of the accounting software is available only to database administrators and there are appropriate controls to prevent any unauthorised modifications. The audit trail of the accounting software used for maintaining books of account has been preserved by the Company as per the statutory requirements for record retention.

32 Segment Information

The Chief Operating Decision Maker (CODM) reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 Operating Segments. Segment Information with respect to the single reportable segment, other than those already provided in these financial statements. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.



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33 Financial Instruments and Fair Value Disclosures**Financial Instruments****(a) Fair values hierarchy**

The fair value of financial instruments has been classified into three categories depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities [Level 1 measurements] and lowest priority to unobservable inputs [Level 3 measurements].

The categories used are as follows:

Level 1: Quoted prices (unadjusted) for identical instruments in an active market;

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs).

Transfer between Financial Instruments

During the year, there were no transfers between Level 1 and Level 2. Similarly, there were no transfers from or transfer to Level 3.

(b) Financial Assets and Liabilities

The carrying amounts of financial instruments by category are as follows:

Particulars	Level	Notes to Schedule	As at March 31, 2026	As at March 31, 2025
Financial Assets measured at amortised cost				
Non Current				
Other Financial Assets	3	4a	4,462.64	1,120.99
Current				
Trade Receivables	3	8	4,514.56	2,739.88
Cash and Cash Equivalents	1	9a	2,052.69	3,668.37
Bank Balances other than Cash & Cash Equivalents	1	9b	1,267.62	0.57
Other Financial Assets	3	4b	3,101.21	1,422.59
Total			15,398.72	8,952.40
Financial liabilities measured at amortised cost				
Non Current				
Borrowings	2	12a	2,716.91	10,418.02
Other Financial Liabilities	3	13a	149.50	481.79
Current				
Borrowings	2	12b	5,841.99	7,278.97
Trade Payables	3	15	717.36	672.38
Other Financial Liabilities	3	13b	917.47	593.02
Total			10,343.23	19,444.18

(c) Valuation Methodologies**Valuation Methodologies of Financial Instruments not measured at Fair Value**

The carrying amount of financials assets and financials liabilities measured at amortised cost in the financials statements are reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the value that would eventually be received or settled. For financial assets and financial liabilities that have a short - term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. Such instruments include cash and cash equivalents, trade receivables and trade payables without a specific maturity.



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34 Financial Risk Management

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Company's real estate operations. The Company's principal financial assets include trade receivables, cash and cash equivalents, land advances and refundable deposits that derive directly from its operations.

The Company's activities expose it to a variety of financial risks: market risk, credit risk, liquidity risk and data breach risk.

The senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Company's risk management activity focuses on actively securing the Company's short to medium-term cash flows by minimising the exposure to volatile financial markets. The Company does not actively engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which the Company is exposed are described below:

(a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at March 31, 2026. The sensitivity analysis have been prepared on the basis that the amount of total debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held as at March 31, 2026 and March 31, 2025.

(i) 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 and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

(ii) Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Decrease in interest rate by 50 basis point	14.52	0.55
Increase in interest rate by 50 basis point	(14.52)	(0.55)

(b) 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's exposure to credit risk is influenced mainly by the individual characteristic of each customer. The Company is exposed to credit risk from its operating activities and from its financing activities, including refundable joint development deposits, security deposits, loans to employees, other financial assets and other financial instruments.



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(i) Trade receivables

Credit risk is managed as per the Company's established policy, procedures and control relating to customer credit risk management. The credit quality of the Company's customers is monitored on an ongoing basis and assessed for impairment where indicators of such impairment exist. Outstanding customer receivables are regularly monitored. The history of trade receivables shows a negligible provision for bad and doubtful debts. The solvency of customers and their ability to repay the receivable is considered in assessing receivables for impairment. Receivables towards sale of property - The Company is not substantially exposed to credit risk as property is delivered on payment of dues and advance from customers are received in terms of the construction/sale agreement. Therefore, the Company does not expect any material risk on account of non-performance by any of the Company's counterparties. Where receivables are impaired, the Company actively seeks to recover the amounts in question and enforce the compliance with credit terms. However the Company make provision for expected credit loss where any property developed by the Company is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Revenue from no customer individually accounted for more than 10% of the Company's revenue for the year ended March 31, 2026 and March 31, 2025. No single customer individually accounted for more than 10% of the trade receivable balance of the Company as at March 31, 2026 and March 31, 2025.

Movement in the provision for doubtful receivables is given in note 8.2.

(ii) Refundable deposits

The Company is subject to credit risk in relation to refundable deposits given under joint development arrangements. The management considers that the risk is low as it is in the possession of the land and the property share that is to be delivered to the land owner under these arrangements.

(iii) Other Financial Assets

Other financial assets measured at amortised cost includes advances to vendors and security deposits. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously.

(iv) Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's finance department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. The Company considers factors such as track record, size of institution, market reputation and service standard to select the banks with which deposits are maintained. The Company does not maintain significant deposit balances other than those required for its day to day operations. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.

(c) Liquidity risk

Liquidity risk is that the Company might be unable to meet its obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation. The Company manages its liquidity needs by monitoring the forecast cash inflows and outflows due in day-to-day business. The data used for analysing these cash flows is consistent with that used in the contractual maturity analysis below.

Liquidity needs are monitored in various time bands, usually on a month on month basis. Long-term liquidity needs for a 360-day lookout period are identified monthly. Net cash requirements are compared to available borrowing facilities in order to determine headroom or any shortfalls. This analysis shows that available borrowing facilities are expected to be sufficient over the lookout period. The Company's objective is to maintain cash and marketable securities to meet its liquidity requirements for 30-day periods at a minimum. This objective was met for the reporting periods. Funding for long-term liquidity needs is additionally secured by an adequate amount of committed credit facilities.



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Maturities of Financial Liabilities

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

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

As at March 31, 2026	On demand	Less than 1 Year	1 to 5 years	More than 5 years	Total
(i) Borrowings	5,630.04	211.95	2,408.48	308.43	8,558.90
(ii) Trade Payables	-	696.25	21.11	-	717.36
(iii) Other Financial Liabilities	79.24	838.23	149.50	-	1,066.97
Total	5,709.28	1,746.43	2,579.09	308.43	10,343.23

As at March 31, 2025	On demand	Less than 1 Year	1 to 5 years	More than 5 years	Total
(i) Borrowings	7,845.46	5.83	9,845.70	-	17,696.99
(ii) Trade Payables	-	662.56	9.82	-	672.38
(iii) Other Financial Liabilities	36.77	556.25	481.79	-	1,074.81
Total	7,882.23	1,224.64	10,337.31	-	19,444.18

(d) Risk of breach of Cyber Security and Data Privacy

Cyber attacks that breach the information network or failure to protect personal sensitive and confidential information of the stakeholders in accordance with applicable laws and contractual obligations may adversely impact the operations and client satisfaction or result in significant breach client contract and regulatory penalties.

To mitigate such risk robust cybersecurity strategy and data privacy framework, processes, policies and controls have been put in place by a multi-layered governance process with executive and Board oversight to review such risks and our preparedness to mitigate and respond to such risks. The Company continuously invests in technologies to address risks posed by evolving cyber threat landscape. Regular awareness programs and trainings are also conducted. Strong encryption, data backup and recovery mechanism is also ensured to confirm business continuity during any crisis.

35 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
- to maintain strong credit rating and healthy capital ratios

Management assesses the Company's capital requirements in order to maintain a healthy credit rating by ensuring an efficient overall financing structure while avoiding excessive leverage. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions, the requirements of the financial covenants and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company.

The Company monitors capital using debt equity ratio, which is total debt divided by total capital. The Company includes within total debt, interest bearing loans and borrowings.

Debt Equity Ratio

Particulars	As at March 31, 2026	As at March 31, 2025
Borrowings	8,558.90	17,696.99
Total debt	8,558.90	17,696.99
Equity share capital	3,375.00	500.00
Other equity	23,315.02	6,044.39
Total equity	26,690.02	6,544.39
Debt to equity ratio/gearing ratio	0.32	2.70

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the lender to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the year ended March 31, 2026 and March 31, 2025.



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36 Related Parties Disclosure**(a) List of related parties and nature of relationship with Company****(i) Key Managerial Personnel**

<u>Name of Related Party</u>	<u>Position</u>	<u>Remarks</u>
Kochoseph Thomas Chittilappilly	Managing Director	Upto September 30, 2025
Kizhakkayil Vijayan	Whole Time Director	With effect from October 1, 2025
Jayaraj Balakrishnan	Director	Upto March 31, 2025
Sheela Grace Kochoseph	Director	Upto March 31, 2025
Bijoy Ambattu Bahuleyan	Whole Time Director	
Kurian Thomas	Whole Time Director	
Saraladevi Mecheriparambil	Independent Director	With effect from October 1, 2025
Varriam Kandi Vijayakumar	Independent Director	With effect from October 1, 2025
George Joseph	Independent Director	With effect from October 1, 2025
Jacob Kuruvilla A	Chief Financial Officer	Upto March 31, 2025
Varun Saranga Kumar	Chief Financial Officer	With effect from September 25, 2025
Akshay Anand T S	Company secretary & Compliance Officer	With effect from September 25, 2025

(ii) Members with Substantial Interest

K Chittilappilly Trust

(iii) Enterprise in which Key Management Personnel has significant influence

V - Guard Industries Limited
 Wonderla Holidays Limited
 V - Star Creations Private Limited
 K Chittilappilly Foundation
 P. Rajkumar & Co.
 Arav Chittilappilly Trust

Related Parties and their relationships are as identified by the management and relied upon by the auditors

(b) Related Party Transactions during the year

<u>Particulars</u>	<u>Year ended March 31, 2026</u>	<u>Year ended March 31, 2025</u>
(i) Key Managerial Personnel		
(a) Loan Accepted		
Kochoseph Thomas Chittilappilly	-	7,656.88
Sheela Grace Kochoseph	-	-
(b) Loan Repaid		
Kochoseph Thomas Chittilappilly	17,562.06	1,156.88
Sheela Grace Kochoseph	-	1,961.21
(c) Remuneration		
Kochoseph Thomas Chittilappilly	42.00	42.00
Jacob Kuruvilla A	-	14.40
Kizhakkayil Vijayan	-	9.00
Bijoy Ambattu Bahuleyan	43.30	38.29
Kurian Thomas	46.64	43.04
Varun Saranga Kumar	14.58	-
Akshay Anand T S	5.29	-
(d) Commission to Executive Director		
Kochoseph Thomas Chittilappilly	26.61	28.26
(e) Interest Expense		
Kochoseph Thomas Chittilappilly	524.45	998.55
Sheela Grace Kochoseph	-	130.45
(f) Staff Loan Repayment		
Bijoy Ambattu Bahuleyan	-	0.89
(g) Sitting Fees (excluding taxes)		
Jayaraj Balakrishnan	3.70	-
George Joseph	4.40	-
Varriam Kandi Vijayakumar	4.10	-
Saraladevi Mecheriparambil	4.40	-
(h) Commission to Non Executive Director		
George Joseph	3.00	-



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Particulars	Year ended March 31, 2026	Year ended March 31, 2025
(ii) Members with Substantial Interest		
(a) K Chittilappilly Trust		
(i) Accommodation charges	1.77	-
(ii) Reimbursement of Expenses	-	10.05
(iii) Sale of property and other assets	-	1.75
(iii) Enterprise in which Key Management Personnel has significant influence		
(a) K Chittilappilly Foundation		
(i) Rent Expenses (excluding taxes)	34.95	45.82
(ii) Purchase of Land and Building	1,758.12	-
(iii) Purchase of Plant & Equipment and Office equipments (excluding taxes)	41.88	-
(iv) Rental Income (excluding taxes)	15.60	-
(v) Reimbursement of Expenses	-	7.73
(b) P. Rajkumar & Co.		
(i) Professional Fees (excluding taxes)	1.05	2.25

(c) Balance Outstanding as at the end of the year

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Key Managerial Personnel		
(a) Loan and interest payable		
Kochouseph Thomas Chittilappilly	-	17,562.06
(b) Commission payable		
Kochouseph Thomas Chittilappilly	26.61	28.26
George Joseph	3.00	-
(ii) Enterprise in which Key Management Personnel has significant influence		
(a) Rent Receivable	3.07	-
K Chittilappilly Foundation		
(b) Rent Payable	-	5.47
K Chittilappilly Foundation		
(iii) Members with Substantial Interest		
(a) Accommodation charges Payable	0.16	-
K Chittilappilly Trust		

Details of the financial guarantees/personal guarantees issued by the director are disclosed in Note 12.

36.1 Details of compensation (remuneration to Key Managerial Personnel) during the year ended March 31, 2026

Particulars	Short term employee benefits *	Post-employment benefits**	Other long term benefits**	Total
Kochouseph Thomas Chittilappilly	68.61	-	-	68.61
Bijoy Ambattu Bahuleyan	43.30	-	-	43.30
Kurian Thomas	46.64	-	-	46.64
Varun Saranga Kumar	14.58	-	-	14.58
Akshay Anand T S	5.29	-	-	5.29

36.2 Details of compensation (remuneration to Key Managerial Personnel) during the year ended March 31, 2025

Particulars	Short term employee benefits*	Post-employment benefits**	Other long term benefits**	Total
Kochouseph Thomas Chittilappilly	70.26	-	-	70.26
Kizhakkayil Vijayan	9.00	-	-	9.00
Jacob Kuruvilla A	14.40	-	-	14.40
Bijoy Ambattu Bahuleyan	39.40	-	-	39.40
Kurian Thomas	43.04	-	-	43.04

* Short term employee benefits include contribution to Employees' Provident Fund and National Pension Scheme, where applicable.

** Remuneration to Key Management Personnel disclosed above does not include post employment benefits and other long term benefits that are accrued on the basis of actuarial valuation.

37 The Government of India notified new Labour Codes, effective from November 21, 2025. The State Government is in the process of notifying the related rules under the New Labour Codes and impact, if any, will be evaluated and accounted for in accordance with applicable accounting standards in the period in which such rules are notified and become effective. The incremental impact of these changes, assessed by the Company, on the basis of the information available, consistent with the guidance provided by the Institute of Chartered Accountants of India, is not material and has been recognised in the financial statements of the Company for the year ended March 31, 2026 based on actuarial valuation.



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- 38 In the opinion of management, current assets and other liabilities have a value not less than what is stated in the accounts if realized in the ordinary course of business.
- 39 The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956, during the financial year.
- 40 **Registration of charges**
The Company has filed the necessary forms with regard to creation and/or satisfaction of charge with the Registrar of Companies within the statutory period specified under the Companies Act and rules made thereunder.
- 41 **Details of Benami Property Held**
No proceedings have been initiated or pending against the Company for holding any benami property under Benami Transaction (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder in the financial year.
- 42 The Company has not availed short term credit facilities from bank or financial institutions during the current year with the hypothecation of stocks / debtors.
- 43 **Compliance with number of layers of companies**
The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on Number of Layers) Rules, 2017 for the Financial Year.
- 44 **Compliance with approved scheme(s) of Arrangements**
During the financial year, no scheme of arrangements in relation to the Company has been approved by the competent authority in terms of Sections 230 to 237 of the Companies Act 2013. Accordingly, aforesaid disclosure is not applicable since there was no such transaction.
- 45 For the year ended March 31, 2026 there are no instances of transactions not recorded in the books of account, which have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961.
- 46 **Utilization of Borrowed funds and share premium**
No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kinds 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 lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has also not received any fund from any parties (Funding Party) with the understanding that the Company shall whether directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

47 Accounting Ratios

Ratio	As at March 31, 2026	As at March 31, 2025	Variance (in %)	Reason for Variance
Current Ratio	2.24	2.12	5.66%	Not Material
Debt-Equity Ratio	0.32	2.70	-88.15%	Increase in Equity Share Capital
Debt Service Coverage Ratio	0.18	1.31	-86.26%	Increase in debt-service obligations
Return on Equity Ratio	0.16	0.37	-56.76%	Increase in Equity Share Capital
Inventory Turnover Ratio	0.71	0.75	-5.33%	Not Material
Trade Receivables Turnover Ratio	6.92	10.15	-31.82%	Increase in trade receivables
Trade Payables Turnover Ratio	34.81	32.02	8.71%	Not Material
Net capital Turnover Ratio	1.28	1.30	-1.54%	Not Material
Net Profit Ratio	0.11	0.11	0.00%	Not Material
Return on Capital employed	0.12	0.14	-14.29%	Not Material
Return on Investment	Not applicable*	Not applicable*		

* The Company does not have any material investments including fixed deposits from operational surplus during the periods reported and accordingly Return on Investment is not disclosed.



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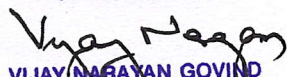
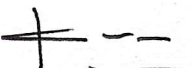
Notes to Financial Statements for the year ended March 31, 2026

(All amounts are in Rs. Lakhs, unless otherwise stated)

Ratio	Numerator	Denominator
Current Ratio	Current Assets	Current Liabilities
Debt-Equity Ratio	Total Debt	Shareholder's Equity
Debt Service Coverage Ratio	Earnings available for debt service	Debt Service (i.e. Interest + Principal)
Return on Equity Ratio	Net Profits after taxes – Preference Dividend (if any)	Average Shareholder's Equity
Inventory Turnover Ratio	Cost of goods sold	Average Inventory
Trade Receivables Turnover Ratio	Net Credit Sales	Average Accounts Receivable
Trade Payables Turnover Ratio	Net Credit Purchases	Average Trade Payables
Net capital Turnover Ratio	Net Sales	Average Working Capital
Net profit Ratio	Net Profit	Net Sales
Return on Capital employed	Earnings before interest and taxes	Capital Employed
Return on Investment	Earnings from Investments	Average Investment

- 48 There are no additional regulatory information to be reported under MCA Notification No. G.S.R 207(E) dated 24.03.2021 at this stage other than the details furnished above.
- 49 Previous year figures have been regrouped/rearranged, wherever considered necessary, to conform to the classification/disclosure adopted in the current year and such regrouping/ reclassification are not material.

As per our report of even date attached

For and on behalf of the Board of Directors of
VEEGALAND DEVELOPERS LIMITED**For VARMA & VARMA**
Chartered Accountants
(FRN: 004532S)
VIJAY NARAYAN GOVIND
Partner
Membership No. 203094
Kochouseph Thomas Chittilappilly
Whole Time Director
DIN: 00020512
Place: Kochi
Date: 19-05-2026
Kurian Thomas
Whole Time Director
DIN: 10279590
Place: Kochi
Date: 19-05-2026Place: Kochi
Date: 19-05-2026
Varun Saranga Kumar
Chief Financial Officer
Place: Kochi
Date: 19-05-2026
Akshay Anand T S
Company Secretary
Place: Kochi
Date: 19-05-2026