# VMM Developers Private Limited

# Financial Statements for FY – 2024-25

# Independent Auditor's Report

**To the Members,**
**VMM DEVELOPERS PRIVATE LIMITED**

## Report on the Audit of the Financial Statements

### Opinion

We have audited the accompanying financial statements of **VMM DEVELOPERS PRIVATE LIMITED ("the Company")** which comprises the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss (including other comprehensive income), The Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of the material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("**the Act**") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and accounting principles generally accepted in India, of the state of affairs of the company as at 31st March, 2025 and its Losses changes in equity and it's cash flow for the year ended on that date.

### Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibility for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant for audit of financial statement under the provisions of the Act and Rules made there under, we have fulfilled our ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, 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 on the financial statements.

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

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the standalone financial statements and our auditor's report thereon.

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

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

**Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the

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

In preparing the financial statements, 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.

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

**Auditor's Responsibility for the Audit of the Financial Statements**

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

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

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

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**Report on Other Legal and Regulatory Requirements**

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

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c) There is no branch office of the Company, thus consideration of audit report by auditor of such office is not applicable.

d) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of cash flows dealt with by this Report are in agreement with the books of account.

e) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

f) There are no the observations or comments of the auditors on financial transactions or matters which have any adverse effect on the functioning of the company.

g) On the basis of the written representations received from the directors as on 31$^{st}$ March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31$^{st}$March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

h) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".

i) There is no qualification, reservation or adverse remark relating to the maintenance of accounts and other matters connected therewith.

j) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, the company has not paid/provided the remuneration to its directors during the year.

k) 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 as on Balance Sheet date.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate

Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

(c) Based on such audit procedures that we have considered reasonable and appropriate in the circumstances; nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. The compliance with section 123 of the Companies Act, 2013 is not applicable to the company as no dividend is declared or paid by the Company during the year.

vi. Based on our examination which included test checks and also as described in note 33 to standalone financial statements, the Company has used certain accounting softwares for maintaining its books of account which has a feature of recording audit trail (edit log) facility for all relevant transactions recorded in the software at application level and the same has operated throughout the year. During the year, the audit trail feature is enabled for certain direct changes to database from March 17, 2025. Also, during the course of our audit, we did not come across any instance of audit trail feature being tampered in respect of such accounting softwares. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the previous year.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure-B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

**FOR Chirag R. Shah & Associates**
[Firm Registration No. 118791W]
*Chartered Accountants*

Place: Ahmedabad
Date: 17th April 2025
UDIN: 25106139BMIJYM5526

**CHIRAG R. SHAH**
*Partner*
Mem. No. 106139

## Annexure -A TO THE INDEPENDENT AUDITORS' REPORT

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

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

We have audited the internal financial controls over financial reporting of **VMM DEVELOPERS PRIVATE LIMITED ("the Company")** as on 31st March, 2025 in conjunction with our audit of financial statements of the Company for the year ended on that date.

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

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting of the company.

**Meaning of Internal Financial Controls over Financial Reporting**

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

(1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

(3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

**Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2025, based on the internal financial control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**FOR Chirag R. Shah & Associates**
[Firm Registration No. 118791W]
*Chartered Accountants*

Place: Ahmedabad
Date: 17th April 2025
UDIN: 25106139BMIJYM5526

**CHIRAG R. SHAH**
*Partner*
Mem. No. 106139

## ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our Report of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

(i) In respect of the Company's Property, Plant and Equipment:

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(b) The Company has a program of physical verification of Property, Plant and Equipment so to cover all the assets at regular interval and in phased manner regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of the immovable property are held in the name of the Company.

(d) According to information and explanation given to us, the Company has not revalued any of its Property, Plant and Equipment during the year. Accordingly, the provisions of Paragraph 3(i)(d) of the order are not applicable.

(e) According to information and explanation given to us, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. Accordingly, clause 3(i)(e) of the Order is not applicable to the Company

(ii) According to information and explanation given to us,

a. The company does not have any inventories. Therefore, reporting under clause 3(ii)(a) is not applicable to the company.

b. The Company has not been sanctioned working capital limits in excess of ₹5 Crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) According to the information and explanations given to us, during the year the Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause 3(iii) (a), (b), (c), (d), (e) and (f) of the Order is not applicable.

(iv) In our opinion and according to the information and explanation given to us, there are no loans, investments, guarantees and security given in respect of which provision of section 185 and 186 of the Act are applicable and hence not commented upon

(v) According to information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of section 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules 2014 (as amended). Accordingly, the provisions of Clause 3(v) of the Order are not applicable to the Company.

(vi) According to information and explanation given to us, the Central Government has not prescribed maintenance of cost records under section 148(1) of the Act in respect of activities carried out by the Company.

(vii) According to information and explanation given to us, In respect of statutory dues:

a. The Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other statutory dues applicable to it with the appropriate authorities. There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

b. The Company doesn't have any statutory dues not deposited in account of any dispute.

(viii) According to information and explanations given to us, the Company has not surrendered or disclosed any unrecorded transaction as income during the year in the tax assessments under the Income Tax Act, 1961. Accordingly, the provisions of Clause 3(viii) of the Order are not applicable to the Company.

(ix) According to the information and explanations given to us

a. The Company has not raised any loans or borrowings from financial institutions, banks or government. Accordingly, the provisions of Clause 3(ix)(a) of the Order are not applicable to the Company.

b. The Company has not been declared as willful defaulter by any bank or financial institution or other lender.

c. The Company has not raised any loans or borrowings from financial institutions, banks or government. Accordingly, the provisions of Clause 3(ix)(c) of the Order are not applicable to the Company

d. The Company has not raised any funds on short term basis which have been utilized for long term purposes. Accordingly, the provisions of Clause 3(ix)(d) of the Order are not applicable to the Company.

e. The Company does not have any subsidiaries, associates or joint ventures. Accordingly, the provisions of Clause 3(ix)(e) & (f) of the Order are not applicable to the Company

(x) According to information and explanation provided to us,

a. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of Clause 3(x)(a) of the Order are not applicable to the Company.

b. The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the provisions of Clause 3(x)(b) of the Order are not applicable to the Company.

(xi) According to information and explanation provided to us,

a. No fraud by the Company or any fraud on the Company has been noticed or reported during the year. Accordingly, the provisions of Clause 3(xi)(a) of the Order are not applicable to the Company.

b. No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the provisions of Clause 3(xi)(b) of the Order are not applicable to the Company.

c. The company has not received any whistle blower complain during the year, accordingly reporting under clause 3 (xi)(c) of the order is not applicable to the company.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion, the Company is not required to comply with Section 177. Further, Section 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

(xiv) In our opinion and according to the information and explanation provided to us, the Company is not required to have internal audit system as per Section 138 of the Companies Act,2013. Accordingly, paragraph 3(xiv) of the Order is not applicable.

(xv) In our opinion during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) According to information and explanation provided to us,

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

b. There is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

(xvii) The Company has incurred cash losses amounting to INR 2.77 Lacs/- during the financial year covered by our audit and However during the immediately preceding financial year there was no cash losses incurred.

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

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

(xx) According to the information and explanations given to us, the Company is not required to comply with the provisions of section 135 of Companies Act, 2013. Accordingly, the provisions of Clause 3(xx) of the Order are not applicable to the Company.

(xxi) The Company does not have any subsidiary, associate and joint venture. Accordingly, the provisions of Clause 3(xxi) of the Order are not applicable to the Company.

**FOR Chirag R. Shah & Associates**
[Firm Registration No. 118791W]
*Chartered Accountants*

**CHIRAG R. SHAH**
*Partner*
Mem. No. 106139

Place: Ahmedabad
Date: 17th April 2025
UDIN: 25106139BMIJYM5526

**VMM Developers Private Limited**
**Balance Sheet as at March 31, 2025**

₹ in Lacs

| Particulars | Notes | As at March 31, 2025 | As at March 31, 2024 | As at April 01, 2023 |
|---|---|---|---|---|
| **ASSETS** | | | | |
| **Non-Current Assets** | | | | |
| Property, Plant and Equipment | 6(a) | 1,286.87 | 1,286.87 | 1,286.87 |
| **Current Assets** | | | | |
| **Financial Assets** | | | | |
| Trade Receivables | 7 | - | 1.87 | 5.62 |
| Cash and Cash Equivalents | 9 | 0.72 | 19.32 | 14.36 |
| Other Current Assets | 8 | 2.08 | - | - |
| | | **2.80** | **21.19** | **19.98** |
| **Total Assets** | | **1,289.67** | **1,308.06** | **1,306.85** |
| **EQUITY AND LIABILITIES** | | | | |
| **EQUITY** | | | | |
| Equity Share Capital | 10 | 1.00 | 1.00 | 1.00 |
| Other Equity | 11 | 869.87 | 714.66 | 713.20 |
| **Total Equity** | | **870.87** | **715.66** | **714.20** |
| **LIABILITIES** | | | | |
| **Non-Current Liabilities** | | | | |
| **Financial Liabilities** | | | | |
| Borrowings | 12 | 248.77 | 591.80 | 591.80 |
| Deferred tax liabilities (net) | 15 | 168.62 | - | - |
| | | **417.39** | **591.80** | **591.80** |
| **Current Liabilities** | | | | |
| **Financial Liabilities** | | | | |
| Trade payables | 16 | | | |
| -Total outstanding dues of micro enterprises and small enterprises | | - | - | - |
| -Total outstanding dues of creditors other than micro enterprises and small enterprises | | 0.44 | 0.28 | 0.56 |
| Other Financial Liabilities | 13 | 0.89 | - | - |
| Other Current Liabilities | 14 | 0.08 | 0.32 | 0.29 |
| | | **1.41** | **0.60** | **0.85** |
| **Total Liabilities** | | **418.80** | **592.40** | **592.65** |
| **Total Equity and Liabilities** | | **1,289.67** | **1,308.06** | **1,306.85** |

The accompanying notes form an integral part of financial statements
As per our report of even date

**For Chirag R Shah & Associates**
**Chartered Accountants**
**(Firm Registration No : 118791W)**

**Chirag R Shah**
Partner
Membership No. : 106139

**Place: Ahmedabad**
**Date : April 17, 2025**

**For and on behalf of Board of Directors of**
**VMM Developers Private Limited**

**Jatin Chandrakant Raval**
Director
DIN: 10293078

**Hitesh Vinodkumar Arya**
Director
DIN: 10294682

**Place: Ahmedabad**
**Date : April 17, 2025**

**VMM Developers Private Limited**
**Statement of Profit and Loss for the year ended March 31, 2025**

₹ in Lacs

| Particulars | Notes | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|---|
| **INCOME** | | | |
| Revenue from Operations | 17 | 2.08 | 2.08 |
| Other income | 18 | - | 0.11 |
| **Total income** | | **2.08** | **2.19** |
| **EXPENSES** | | | |
| Finance Costs | | | |
| Interest and Bank Charges | 19 | 14.14 | - |
| Other Expenses | 20 | 6.49 | 0.21 |
| **Total Expenses** | | **20.63** | **0.21** |
| **Profit/(Loss) before Tax** | | **(18.55)** | **1.98** |
| **Tax Expenses:** | 21 | | |
| Current Tax | | - | 0.52 |
| Deferred Tax | | (3.17) | - |
| **Total Tax Expenses** | | **(3.17)** | **0.52** |
| **(Loss)/Profit for the year** | (A) | **(15.38)** | **1.46** |
| **Other Comprehensive Income** | | | |
| **Item that will not be reclassified to profit or loss in subsequent periods:** | | | |
| Re-measurement gains on defined benefit plans (net of tax) | | - | - |
| Total other comprehensive income (net of tax) | (B) | **-** | **-** |
| **Total Comprehensive Income/(Loss) for the year** | (A+B) | **(15.38)** | **1.46** |
| Earnings per Share - (Face value of ₹ 10 each) | | | |
| Basic and Diluted (in ₹) | 24 | **(153.80)** | **14.60** |

The accompanying notes form an integral part of financial statements
As per our report of even date

**For Chirag R Shah & Associates**
**Chartered Accountants**
**(Firm Registration No : 118791W)**

**Chirag R Shah**
Partner
Membership No. : 106139

**Place: Ahmedabad**
**Date : April 17, 2025**

**For and on behalf of Board of Directors of**
**VMM Developers Private Limited**

**Jatin Chandrakant Raval**
Director
DIN: 10293078

**Hitesh Vinodkumar Arya**
Director
DIN: 10294682

**Place: Ahmedabad**
**Date : April 17, 2025**

**VMM Developers Private Limited**
**Statement of Cash Flows for the year ended March 31, 2025**

**₹ in Lacs**

| **Particulars** | **For the year ended March 31, 2025** | **For the year ended March 31, 2024** |
|---|---|---|
| **Cash Flows from Operating Activities** | | |
| **(Loss)/Profit before tax for the year** | (18.55) | 1.98 |
| Adjustments for: | | |
| Interest Expense | 14.14 | - |
| Unclaimed liabilities / excess provision written back | - | (0.09) |
| **Operating Profit before Working Capital Changes** | **(4.41)** | **1.89** |
| Adjustments for: | | |
| Decrease in Trade Receivables | 1.87 | 3.75 |
| Increase in Other Assets | (2.08) | - |
| Increase in Trade Payables | 0.16 | (0.28) |
| Decrease in Other Liabilities | (0.24) | 0.12 |
| **Cash generated from Operations** | **(4.70)** | **5.48** |
| Direct Taxes Paid (Net of Refunds) | - | (0.52) |
| **Net Cash generated from Operating Activities (A)** | **(4.70)** | **4.96** |
| **Cash Flows from Investing Activities** | | |
| **Net Cash used in Investing Activities (B)** | **-** | **-** |
| **Cash Flows from Financing Activities** | | |
| Buyback of Preference shares | (178.55) | - |
| Repayment of Non-Current Borrowings | (413.25) | - |
| Proceeds from Issuance of Preference Shares | 178.54 | - |
| Proceeds from Inter company deposit | 52.00 | - |
| Repayment to Inter company deposit | (26.00) | - |
| Proceeds from Perpetual Debt | 747.00 | - |
| Repayment to Perpetual Debt | (373.00) | - |
| Interest Paid | (0.64) | - |
| **Net Cash used in Financing Activities (C)** | **(13.90)** | **-** |
| **Net Increase/(Decrease) in Cash and Cash Equivalents (A + B + C)** | (18.60) | 4.96 |
| Cash and Cash Equivalents at the beginning of the year | 19.32 | 14.36 |
| **Cash and Cash Equivalents at the end of the year** | **0.72** | **19.32** |
| Component of Cash and Cash Equivalents (Refer Note - 9) | | |
| Balances with Scheduled Banks | | |
| In Current Accounts | 0.72 | 19.32 |
| **Cash and Cash Equivalents at the end of the year** | **0.72** | **19.32** |

1) The Statement of Cash Flows has been prepared under the Indirect method as set out in Ind AS 7 on Statements of Cash Flows notified under section 133 of The Companies Act, 2013, read together with paragraph 7 of the Companies (Indian Accounting Standard) Rules 2015 (as amended).

2) Disclosure with regards to changes in liabilities arising from Financing activities as set out in Ind AS 7 - Statement of Cash Flows is presented under note 29.

The accompanying notes form an integral part of financial statements

As per our report of even date

**For Chirag R Shah & Associates**
**Chartered Accountants**
**(Firm Registration No : 118791W)**

**Chirag R Shah**
Partner
Membership No. : 106139

**Place: Ahmedabad**
**Date : April 17, 2025**

**For and on behalf of Board of Directors of**
**VMM Developers Private Limited**

**Jatin Chandrakant Raval**
Director
DIN: 10293078

**Hitesh Vinodkumar Arya**
Director
DIN: 10294682

**Place: Ahmedabad**
**Date : April 17, 2025**

**VMM Developers Private Limited**

**Statement of Changes in Equity for the year ended March 31, 2025**

**₹ in Lacs**

| Particulars | Equity Share Capital | Other Equity | | | | Total |
|---|---|---|---|---|---|---|
| | | Equity Component of Non-Cumulative Redeemable Preference shares | Securities Premium | Perpetual Debt | Retained Earnings | |
| **Balance as at April 01, 2023** | 1.00 | - | 714.20 | - | (1.00) | **714.20** |
| Profit for the year | - | - | | - | 1.46 | **1.46** |
| **Total Comprehensive Loss for the year** | - | - | | - | **1.46** | **1.46** |
| **Balance as at March 31, 2024** | **1.00** | **-** | **714.20** | **-** | **0.46** | **715.66** |
| Utilization during the year | - | - | (714.20) | **-** | **-** | **(714.20)** |
| Perpetual Debt addition during the year | - | - | - | 374.00 | **-** | **374.00** |
| Non Cumulative Redeemable preference shares issued during the year | - | **510.79** | **-** | - | **-** | **510.79** |
| Loss for the year | - | - | - | - | (15.38) | **(15.38)** |
| **Total Comprehensive Income for the year** | **-** | **-** | **-** | **-** | **(15.38)** | **(15.38)** |
| **Balance as at March 31, 2025** | **1.00** | **510.79** | **-** | **374.00** | **(14.92)** | **870.87** |

The accompanying notes form an integral part of financial statements
As per our report of even date

**For Chirag R Shah & Associates**
**Chartered Accountants**
**(Firm Registration No : 118791W)**

**For and on behalf of Board of Directors of**
**VMM Developers Private Limited**

**Chirag R Shah**
Partner
Membership No. : 106139

**Jatin Chandrakant Raval**
Director
DIN: 10293078

**Hitesh Vinodkumar Arya**
Director
DIN: 10294682

**Place: Ahmedabad**
**Date : April 17, 2025**

**Place: Ahmedabad**
**Date : April 17, 2025**

**1 Corporate information**

VMM Developers Private Limited ('the Company') - (CIN : U45201HR2010PTC040288) is a subsidiary of Mandhata Build estate Limited (w.e.f September 27, 2024) incorporated under the provisions of the Companies Act, 2013 on 26th March, 2010. The registered office of the Company is situated at Adani House, Plot No. 83, Sector 32, Institutional Area, Gurgaon, Gurgaon, Sadar Bazar, Haryana, India, 122001. The Company is engaged in the business of construction, maintenance, alter, manage, work, control and superinted factories, any plants, warehouses, workshop, sheds, dwelling, offices, shops stores, building etc and acquire by purchase, lease, exchange or otherwise any movable or immovable property.

The financial statements were authorised for issue in accordance with a resolution of the directors on April 17, 2025.

**2 Basis of preparation**

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

For all periods up to and including the year ended 31 March 2024, the Company prepared its financial statements in accordance accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). These financial statements for the year ended March 31, 2025 are the first, the Company has prepared in accordance with Ind AS. Refer to note 5.1 for information on how the Company adopted Ind AS.

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

The financial statements are presented in Indian rupees (INR) and all values are rounded to the nearest Lacs, except when otherwise indicated.

**New Standards, Interpretations and amendments adopted by the Company**

**Amended standards adopted by the Company**

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended March 31, 2024, except for amendments to the existing Indian Accounting Standards (Ind AS). The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

The Ministry of Corporate Affairs notified new standards or amendment to existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.
The Company applied following amendments for the first-time during the current year which are effective from 1 April 2024:

**Introduction of Ind AS 117**

MCA notified Ind AS 117, a comprehensive standard that prescribe, recognition, measurement and disclosure requirements, to avoid diversities in practice for accounting insurance contracts and it applies to all companies i.e., to all "insurance contracts" regardless of the issuer. However, Ind AS 117 is not applicable to the entities which are insurance companies registered with IRDAI.
Additionally, amendments have been made to Ind AS 101, First-time Adoption of Indian Accounting Standards, Ind AS 103, Business Combinations, Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, Ind AS 107, Financial Instruments: Disclosures, Ind AS 109, Financial Instruments and Ind AS 115, Revenue from Contracts with Customers to align them with Ind AS 117. The amendments also introduce enhanced disclosure requirements, particularly in Ind AS 107, to provide clarity regarding financial instruments associated with insurance contracts.

**Amendments to Ind AS 116 -Lease liability in a sale and leaseback**

The amendments require an entity to recognise lease liability including variable lease payments which are not linked to index or a rate in a way it does not result into gain on Right of use asset it retains.
The Company has reviewed the new pronouncements and based on its evaluation has determined that these amendments do not have a significant impact on the Company's Financial Statements.

**3 Use of estimates**

The preparation of financial statements in conformity with Ind AS requires management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgements and the use of assumptions in these financial statements have been disclosed in note 3.1. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to financial statements.

**3.1 The significant estimates and judgements are listed below:**

(i) The impairment provision for financial assets are based on the assumptions about risk of default and expected loss rates. the Company uses judgements in making the assumptions and selecting the inputs to the impairment calculations, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(ii) Significant judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

(iii) Significant judgement is required to classify the balance with government authorities including tax assets into current and non-current assets.

(iv) Significant judgement is required in assessing at each reporting date whether there is indication that an asset may be impaired.

**4 Summary of Material accounting policy information**

**(a) Current and non-current classification**

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current. Deferred tax assets and liabilities are classified as non-current assets and liabilities. The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. the Company has identified twelve months as its operating cycle.

**(b ) Fair value measurement**

The Company measures financial instruments, such as, derivatives and certain investments at fair value at each balance sheet date.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

> In the principal market for the asset or liability, or

> In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participants that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

> Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

> Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly

> Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's management determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value.

External valuers are involved for valuation of unquoted financial assets and financial liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management. Selection criteria includes market knowledge, reputation, independence and whether professional standards are maintained. The management decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the company analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the Company verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The Company, in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable on a yearly basis.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

**(c) Financial instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. It is broadly classified in Financial Assets, Financial Liabilities, Derivatives & Equity.

**Financial asset:**

Trade receivable, loans & advances given , security deposits given, investment in debt securities & other contractual receivables are covered under Financial Assets.

Initial recognition:
Above financial assets are initially recognised at 'Fair Value' (i.e. Fair Value of consideration to be received).

Subsequent measurement:
Above financial assets are subsequently measured at 'amortised cost' using effective interest rate (EIR) method because these assets are held with a business model whose objective is to hold assets for collecting contractual cash flows and Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Derecognition

A Financial asset is derecognized only when
- the Company has transferred the rights to receive cash flows from the financial asset or
- the Company retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred substantially all risks and reward of ownership the financial asset, the financial asset is derecognized. Where the Company has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognized.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Impairment of financial asset
The Company assesses impairment based on expected credit losses(ECL) model to the following:
- Financial assets measured at amortised cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

Expected credit losses are measured through a loss allowance at an amount equal to:
- The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

For recognition of impairment loss on financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-months ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognizing impairment loss allowance based on 12-moths ECL.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enabled significant increases in credit risk to be identified on a timely basis.

**Financial liability**

Trade payable, long term & short term borrowings, loans / advances taken, security deposits taken & any other contractual liability are covered under financial liability.

Initial recognition*:*
Above financial liabilities are initially recognised at 'Fair Value' ( i.e. fair value of consideration to be paid).
Subsequent measurement*:*
Above financial liabilities are subsequently measured at 'amortised cost' using Effective Interest Rate (EIR) Method at each reporting date. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition of debt instrument and fees or incidental charges that are an integral part of borrowing transaction. The EIR amortisation is included as 'finance costs' in the statement of profit and loss.

Derecognition

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

**Compound Financial Instrument**
**Preference Share Capital**
Redeemable preference shares Redeemable preference shares are initially recognised at fair value and classified as financial liability. On issuance of the redeemable preference shares, the fair value of the liability component is determined as net present value of transaction using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on redemption. The residual amount is classified under Equity. Transaction costs are apportioned between the liability and equity components of the redeemable preference shares based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

**(d) Property, Plant and Equipment (PPE)**

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.
Borrowing cost relating to acquisition / construction of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Net Realizable Value in respect of store and spares is the estimated current procurement price in the ordinary course of the business.

**(e) Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

**(f) Revenue recognition**

Revenue from contracts with customers 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 expects to be entitled in exchange for those goods or services.
The specific recognition criteria described below must also be met before revenue is recognized.

**i) Rental Income/Operating Lease Income**

Rental income arising from leasing is accounted for on a straight-line basis over the lease terms and is included in revenue from operation in the statement of profit and loss.

**ii) Dividend**

Revenue is recognized when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

**iii) Interest Income**

For all financial assets measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

**(g) Taxes**

Tax expense comprises of current and deferred tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India. The tax rates and tax laws used to compute the tax are those that are enacted or substantially enacted, at the reporting date. Deferred income tax assets and liabilities are recognized for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Current and deferred income tax relating to items recognized outside the statement of profit and loss is recognized outside the statement of profit and loss (either in other comprehensive income or in equity). Current and deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. the Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

**(h) Earnings per share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference share dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period.
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.

**(i) Cash and cash equivalent**

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand, demand deposit and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

**(j) Provision, contingent liabilities and contingent assets**

**General**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of the provisions to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

**Contingent liabilities**

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Contingent assets are not disclosed in the financial statements unless an inflow of economic benefits is probable.

**(k) Impairment of non-financial assets**

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, The Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of The Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss.

**(l) Lease**

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

**The Company as a lessee**

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. the Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

**1. Right-of-use assets**

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Company is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

**2. Lease liabilities**

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating a lease, if the lease term reflects the Company exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognised as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

**3. Short-term leases and leases of low-value assets**

The Company applies the short-term lease recognition exemption to its short-term leases of property, plant and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

**4. Significant judgement in determining the lease term of contracts with renewal options**

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

**The Company as a lessor**

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

**5 First time adoption of Ind-AS**

These financial statements, for the year ended March 31, 2025, are the first the Company has prepared in accordance with Ind AS . For periods up to and including the year ended 31 March 2024, the Company prepared its annual financial statements in accordance with accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP).

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for the year ending on March 31, 2025, together with the comparative period data as at and for the year ended March 31, 2024, as described in the summary of significant accounting policies. These note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at April 01, 2023, the Company's date of transition to Ind AS and financial statements as at and for the year ended March 31, 2024.

**5.1 Exemptions availed on the first time adoption of Ind AS 101**

Ind AS 101 allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following Ind AS 101 exemptions from the transition date i.e. April 01, 2023 :

Estimates :

'The estimates at April 01, 2023 and at March 31, 2024 are consistent with those made for the same dates in accordance with Indian GAAP (after adjustments to reflect any differences in accounting policies).

**5.2**

The Company's management had previously issued its audited financial results for the year ended March 31, 2024 on July 15, 2024, that were all prepared in accordance with the recognition and measurement principles of the Companies (Accounting Standards) Rules, 2006 prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and other accounting principles generally accepted in India ('Previous GAAP'). The Company's management has now prepared the Ind AS Financial Statements for the year ended March 31, 2024 in accordance with the recognition and measurement principles laid down by the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Para 7 of the Companies (Accounts) Rule, 2015 as amended and other accounting principles generally accepted in India.

The Company has prepared a reconciliation of the amounts of net profit as reported under the Previous GAAP to those computed as per Ind AS and the same is given in note no. 5.4 and 5.5.1 below. The Company has also prepared a reconciliation of the amounts of total equity as reported under the Previous GAAP to those computed as per Ind AS and the same is given in note no. 5.3 and 5.5.2 below.

**5.3 Reconciliation of equity as at April 01, 2023 and March 31, 2024**

₹ in Lacs

| | March 31, 2024 (Last period presented under IGAAP) | | | April 01, 2023 (Date of transition) | | |
|---|---|---|---|---|---|---|
| | **IGAAP** | **Adjustments** | **Ind AS** | **IGAAP** | **Adjustments** | **Ind AS** |
| **ASSETS** | | | | | | |
| **Non-current assets** | | | | | | |
| Property, plant and equipment | 1,286.87 | - | 1,286.87 | 1,286.87 | - | 1,286.87 |
| Financial assets | | | | | | |
| Loans | - | - | - | - | - | - |
| | **1,286.87** | **-** | **1,286.87** | **1,286.87** | **-** | **1,286.87** |
| **Current assets** | | | | | | |
| Financial assets | | | | | | |
| Trade receivables | 1.87 | - | 1.87 | 5.62 | - | 5.62 |
| **Financial assets** | | | | | | |
| Cash and cash equivalents | 19.32 | - | 19.32 | 14.36 | - | 14.36 |
| **Total Assets** | **1,308.06** | **-** | **1,308.06** | **1,306.85** | **-** | **1,306.85** |
| **EQUITY AND LIABILITIES** | | | | | | |
| **EQUITY** | | | | | | |
| Equity share capital | 1.00 | - | 1.00 | 1.00 | - | 1.00 |
| Preference share capital | 178.55 | (178.55) | - | 178.55 | (178.55) | - |
| Other equity | 714.66 | - | 714.66 | 713.20 | - | 713.20 |
| **Total Equity** | **894.21** | **(178.55)** | **715.66** | **892.75** | **(178.55)** | **714.20** |
| **LIABILITIES** | | | | | | |
| **Non-current liabilities** | | | | | | |
| Financial liabilities | | | | | | |
| Borrowings | 413.25 | 178.55 | 591.80 | 413.25 | 178.55 | 591.80 |
| | **413.25** | **178.55** | **591.80** | **413.25** | **178.55** | **591.80** |
| **Non Current liabilities** | | | | | | |
| **Current liabilities** | | | | | | |
| Financial liabilities | | | | | | |
| Trade payables | 0.28 | - | 0.28 | 0.56 | - | 0.56 |
| Other Current Liabilities | 0.32 | - | 0.32 | 0.29 | | 0.29 |
| | **0.60** | **-** | **0.60** | **0.85** | **-** | **0.85** |
| **Total liabilities** | **413.85** | **178.55** | **592.40** | **414.10** | **178.55** | **592.65** |
| **Total Equity and Liabilities** | **1,308.06** | **-** | **1,308.06** | **1,306.85** | **-** | **1,306.85** |

**5.4 Reconciliation of Statement of Profit and Loss for the year ended March 31, 2024**

₹ in Lacs

| | IGAAP | Adjustments | Ind AS |
|---|---|---|---|
| **INCOME** | | | |
| Rendering of services | 2.08 | - | 2.08 |
| Other income | 0.11 | - | 0.11 |
| **Total Income** | **2.19** | **-** | **2.19** |
| **EXPENSES** | | | |
| Operating expenses | - | - | - |
| Employee benefits expense | - | - | - |
| Depreciation and amortization expense | - | - | - |
| Finance costs | - | - | - |
| Other expenses | 0.21 | - | 0.21 |
| **Total Expense** | **0.21** | **-** | **0.21** |
| **Profit/ (Loss) before tax** | **1.98** | **-** | **1.98** |
| Tax expense: (Current tax + Deferred tax) | 0.52 | - | 0.52 |
| **Profit/ (Loss) for the year** | **1.46** | | **1.46** |
| Other comprehensive income | - | - | - |
| **Total Comprehensive Loss for the year** | **1.46** | **-** | **1.46** |

**5.5 Reconciliation of total comprehensive income between previously reported (referred to as "Previous GAAP") and Ind AS for the year ended March 31, 2025 is presented as under : -**

**5.5.1 Reconciliation of total comprehensive income:-**

₹ in Lacs

| **Nature of Adjustments** | **Year Ended March 31, 2024** |
|---|---|
| **Net Profit as per previous GAAP** | 1.46 |
| **Net profit before OCI as per Ind AS** | **1.46** |
| Other comprehensive income | - |
| **Total comprehensive income as per Ind AS** | **1.46** |

**5.5.2 Reconciliation of equity:-**

₹ in Lacs

| **Nature of Adjustments** | **As at March 31, 2024** | **As at April 01, 2023** |
|---|---|---|
| **Equity as per Previous GAAP** | **894.21** | **892.75** |
| **Total adjustments** | **(178.55)** | **(178.55)** |
| **Equity as per Ind AS** | **715.66** | **714.20** |

**Note 6(a) - Property, plant and equipment** **₹ in Lacs**

| Particulars | Tangible Assets | |
|---|---|---|
| | Freehold Land | Total |
| | | |
| **Cost** | | |
| **As at April 1, 2023** | 1,286.87 | **1,286.87** |
| Additions | - | - |
| **As at March 31, 2024** | 1,286.87 | **1,286.87** |
| Additions | | - |
| **As at March 31, 2025** | 1,286.87 | **1,286.87** |
| | | |
| **Depreciation** | | |
| **As at April 1, 2023** | **-** | **-** |
| Depreciation for the year | - | - |
| **As at March 31, 2024** | **-** | **-** |
| Depreciation for the year | - | - |
| **As at March 31, 2025** | **-** | **-** |
| | | |
| **Net Block** | | |
| **As at March 31, 2023** | 1,286.87 | **1,286.87** |
| **As at March 31, 2024** | 1,286.87 | **1,286.87** |
| **As at March 31, 2025** | 1,286.87 | **1,286.87** |

| 7 Trade Receivables | Non-current portion As at March 31, 2025 ₹ in Lacs | Non-current portion As at March 31, 2024 ₹ in Lacs | Non-current portion As at Apr 01, 2023 ₹ in Lacs | Current portion As at March 31, 2025 ₹ in Lacs | Current portion As at March 31, 2024 ₹ in Lacs | Current portion As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|---|---|---|
| **Current** | | | | | | |
| **Unsecured, unless stated otherwise** | | | | | | |
| Considered Good | - | - | - | - | 1.87 | 5.62 |
| Credit Impaired | - | - | - | - | - | - |
| | - | - | - | - | 1.87 | 5.62 |
| Less: Allowance for expected credit loss ("ECL") | - | - | - | - | - | - |
| | **-** | **-** | **-** | **-** | **1.87** | **5.62** |
| Receivables from related parties (refer note 26) | | | | | | |

**Notes:**

a) No trade receivable are due from directors or other officers of the Company either severally or jointly with any other person; nor any trade or other receivable are due from firms or private companies in which any director is a partner, a director or a member.

b) Generally, as per credit terms trade receivable are collectable within 30-90 days although the Company provide extended credit period considering business and commercial arrangements with the customers including with the related parties.

**Trade receivable ageing schedule for March 31, 2025 is as below** ₹ in Lacs

| Sr No | Particulars | Not Due | Outstanding for following periods from due date of payment: Less than 6 months | 6 Months - 1 year | 1-2 Years | 2-3 Years | More than 3 years | Total |
|---|---|---|---|---|---|---|---|---|
| 1 | Undisputed Trade receivables - Considered good | - | - | - | - | - | - | - |
| 2 | Undisputed Trade receivables - Credit impaired | - | - | | | | | - |
| 3 | Disputed Trade receivables - credit impaired | - | - | - | - | - | - | - |
| | | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| | Allowance for expected credit loss due to increase in credit risk | | | | | | | - |
| | **Total** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |

**Trade receivable ageing schedule for March 31, 2024 is as below** ₹ in Lacs

| Sr No | Particulars | Not Due | Outstanding for following periods from due date of payment: Less than 6 months | 6 Months - 1 year | 1-2 Years | 2-3 Years | More than 3 years | Total |
|---|---|---|---|---|---|---|---|---|
| 1 | Undisputed Trade receivables - Considered good | - | - | - | - | - | - | - |
| 2 | Undisputed Trade receivables - Credit impaired | - | - | 1.87 | - | - | - | 1.87 |
| 3 | Disputed Trade receivables - credit impaired | - | - | - | - | - | - | - |
| | | **-** | **-** | **1.87** | **-** | **-** | **-** | **1.87** |
| | Allowance for expected credit loss due to increase in credit risk | | | | | | | - |
| | **Total** | **-** | **-** | **1.87** | **-** | **-** | **-** | **1.87** |

**Trade receivable ageing schedule for April 01, 2023 is as below** ₹ in Lacs

| Sr No | Particulars | Not Due | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|---|---|
| | | | Less than 6 months | 6 Months - 1 year | 1-2 Years | 2-3 Years | More than 3 years | |
| 1 | Undisputed Trade receivables - Considered good | - | - | 1.87 | 1.87 | 1.88 | - | 5.62 |
| 2 | Undisputed Trade receivables - Credit impaired | - | - | - | - | - | - | - |
| 3 | Disputed Trade receivables - credit impaired | - | - | - | - | - | - | - |
| | | **-** | **-** | **1.87** | **1.87** | **1.88** | **-** | **5.62** |
| | Allowance for expected credit loss due to increase in credit risk | | | | | | | - |
| | **Total** | **-** | **-** | **1.87** | **1.87** | **1.88** | **-** | **5.62** |

**8 Other Assets**

| Particulars | Non-current portion | | | Current portion | | |
|---|---|---|---|---|---|---|
| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
| Contract Assets (Refer note - 26 & (a) below) | - | - | - | 2.08 | - | - |
| | **-** | **-** | **-** | **2.08** | **-** | **-** |

**Notes:**

(a) Contract assets are the right to consideration in exchange for goods and services transferred to the customer. Contract assets are initially recognised for revenue earned from services as receipt of consideration is conditional on successful completion of services. Upon completion of services and acceptance by the customer, the amounts recognised as contract assets are reclassified to Trade Receivables.

| **9 Cash and Cash Equivalents** | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| **Balances with banks:** | | | |
| Balance in current accounts | 0.72 | 19.32 | 14.36 |
| | **0.72** | **19.32** | **14.36** |

| **10 Equity Share Capital** | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| **Authorised share capital** | | | |
| 100000 (previous year 1,00000) Equity Shares of ₹ 10 each | 10.00 | 10.00 | 10.00 |
| 200000 Preference shares of ₹ 100 each | - | 200.00 | 200.00 |
| 892750 Preference shares of ₹ 100 each | 892.75 | - | - |
| **Issued, subscribed and fully paid up share capital** | | | |
| 10000 (previous year 1,0000) Equity Shares of ₹ 10 each | 1.00 | 1.00 | 1.00 |
| | **1.00** | **1.00** | **1.00** |

**Notes:**

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

| **- Equity Shares** | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | No. | ₹ in Lacs | No. | ₹ in Lacs |
| At the beginning of the year | 10,000 | 1.00 | 10,000 | 1.00 |
| Add: Issued during the year | - | - | - | - |
| Outstanding at the end of the year | **10,000** | **1.00** | **10,000** | **1.00** |

- **Preference Shares**

| | As at March 31, 2025 No. | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 No. | As at March 31, 2024 ₹ in Lacs |
|---|---|---|---|---|
| At the beginning of the year | 1,78,550 | 178.55 | 1,78,550 | 178.55 |
| New Shares Issued during the year | 8,92,750 | 892.75 | - | - |
| | **10,71,300** | **1,071.30** | **1,78,550** | **178.55** |
| Less : Redeemption during the year | 1,78,550 | 178.55 | - | - |
| As at the end of the Year | **8,92,750** | **892.75** | **1,78,550** | **178.55** |

Note : During the year the company has redeemed 178,550 0.01% Non convertible of Rs. 100 each at Rs 500 per share (including Rs 400 premium per share ) aggregating to Rs. 8,92,75,000 out of proceeds from issue of 8,92,750 0.01% Non convertible , Redeemable Preference shares of Rs 100 each aggregating to Rs 8,92,75,000.

**(b) Terms/rights attached to equity shares:**

(i) The company has only one class of equity shares having par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share.

(ii) In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**(c) Shares held by parent company**

Out of equity shares issued by the company, shares held by its parent company is as below:

| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Mandhata Build Estate Limited, the parent Company and its nominee** | | |
| 10000 (previous year 1,0000) Equity Shares of ₹ 10 each | 1.00 | - |

**Equity Shares of ₹ 10 each fully paid**

| | | | |
|---|---|---|---|
| Mandhata Build Estate Limited, the parent Company and its nominee | No | 10,000 | - |
| | % Holding | 100.00% | 0.00% |
| Krishan Gopal Tayal | No | - | 5,000 |
| | % Holding | 0.00% | 50.00% |
| Dinesh Baghel | No | - | 5,000 |
| | % Holding | 0.00% | 50.00% |

**(d) Details of shareholder holding more than 5% shares in the Company**

| Particulars | | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| Mandhata Build Estate Limited, the parent Company and its nominee | Nos. | 10,000 | - |
| | % Holding | 100.00% | 0.00% |
| Krishan Gopal Tayal | No | - | 5,000 |
| | % Holding | 0.00% | 50.00% |
| Dinesh Baghel | No | - | 5000 |
| | % Holding | 0.00% | 50.00% |

**(e) Details of Equity Shares held by the Promoter and Promoter Group at the end of the year**

**As at March 31, 2025**

| Sr. No. | Promoter Name | No of Shares at the end of the year | % of total shares | % Change during the year |
|---|---|---|---|---|
| 1 | Mandhata Build Estate Limited, the parent Company and its nominee | 10,000 | 100.00% | 100.00% |
| 2 | Krishan Gopal Tayal | - | 0.00% | 50.00% |
| 3 | Dinesh Baghel | - | 0.00% | 50.00% |

**As at March 31, 2024**

| Sr. No. | Promoter Name | No of Shares at the end of the year | % of total shares | % Change during the year |
|---|---|---|---|---|
| 1 | Krishan Gopal Tayal | 5,000 | 50.00% | No Change |
| 2 | Dinesh Baghel | 5,000 | 50.00% | No Change |

| 11 Other Equity | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| **(a) Securities Premium** | | | |
| Balance as per previous financial statements | 714.20 | 714.20 | 714.20 |
| Less : Appropriations premium utilized during the year | (714.20) | - | - |
| Premium at the end of the year | **-** | **714.20** | **714.20** |

Note:- Securities premium represents the premium received on issue of shares over and above the face value of equity shares. Such amount is available for utilisation in accordance with the provisions of the Companies Act, 2013.

| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| **(b) Retained Earnings** | | | |
| Opening Balance | 0.46 | (1.00) | (2.33) |
| Add:(Loss)/Profit during the year | (15.38) | 1.46 | 1.33 |
| **Closing Balance** | **(14.92)** | **0.46** | **(1.00)** |

**Note:** The portion of profits not distributed among the shareholders are termed as retained earnings. The Company may utilize the retained earnings for making investments for future growth and expansion plans, for the purpose of generating higher returns for the shareholders or for any other specific purpose, as approved by the Board of Directors of the Company.

| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| **(c) Perpetual Debt** | | | |
| At the beginning of the year | - | - | - |
| Add: Changes during the year | 374.00 | - | - |
| **At the end of the year** | **374.00** | **-** | **-** |

**Note:**

The Company has taken Perpetual loan from the Mandhata Build Estate Limited (the parent Company) of ₹ 374 lacs (Previous year ₹ NIL) . The instrument was perpetual in nature with no maturity or redemption and repayable only at the option of the Company. Hence, it has been presented as instruments entirely equity in nature.

| **(d) Other item** | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| Equity component of convertible preference shares | | | |
| At the beginning of year | - | - | - |
| Addition during the year | 892.75 | - | - |
| Less:Debt Component of Cumulative Redeemable Preference shares | (210.17) | - | - |
| Less:Impact due to Deferred Tax on Equity Component | (171.79) | - | - |
| | **510.79** | **-** | **-** |
| **Total other equity [(a)+(b)+(c)+(d)]** | **869.87** | **714.66** | **713.20** |

**12 Borrowings**

| Particulars | Non-current portion | | | Current Portion | | |
|---|---|---|---|---|---|---|
| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
| **Preference shares** | | | | | | |
| Liability Component of 0.01% Non Convertible Preference shares (unsecured) | 222.77 | 178.55 | 178.55 | - | - | - |
| **Rupee loans** | | | | | | |
| Unsecured loans from Others | - | 413.25 | 413.25 | - | - | - |
| Inter Corporate Deposit (Refer Note (a)) | 26.00 | - | - | - | - | - |
| | **248.77** | **591.80** | **591.80** | **-** | **-** | **-** |
| **The above amount includes** | | | | | | |
| Unsecured borrowings | 248.77 | 591.80 | 591.80 | - | - | - |
| **Total borrowings** | **248.77** | **591.80** | **591.80** | **-** | **-** | **-** |

Dues to related parties (refer note 26)

**Note**

(a) The inter corporate deposits taken in various installment from Mandhata Build Estate Limited carries interest rate of 7.50% p.a. and repayable on September 27, 2029.

**13 Other Financial Liabilities**

| Particulars | Non-current portion | | | Current portion | | |
|---|---|---|---|---|---|---|
| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
| Interest accrued but not due on borrowings | - | - | - | 0.89 | - | - |
| | **-** | **-** | **-** | **0.89** | **-** | **-** |

Dues to related parties (refer note 26)

**14 Other Current Liabilities**

| Particulars | Non-current portion | | | Current portion | | |
|---|---|---|---|---|---|---|
| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
| Statutory liabilities | - | - | - | 0.08 | 0.32 | 0.29 |
| | **-** | **-** | **-** | **0.08** | **0.32** | **0.29** |

**15 Deferred tax liabilities/Assets (net)**

| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| Deferred tax liability | 168.62 | - | - |
| | **168.62** | **-** | **-** |

**16 Trade Payables**

| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| Total outstanding dues of micro enterprises and small enterprises | - | | |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | 0.44 | 0.28 | 0.56 |
| | **0.44** | **0.28** | **0.56** |

Dues to related parties (refer note 26)

**Note:**

**Trade payable ageing schedule as on March 31, 2025 is as below** ₹ in Lacs

| Sr No | Particulars | Not Due | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|---|---|
| | | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | MSME | - | - | - | - | - | - |
| 2 | Others | 0.44 | - | - | - | - | 0.44 |
| | **Total** | **0.44** | **-** | **-** | **-** | **-** | **0.44** |

**Trade payable ageing schedule as on March 31, 2024 is as below** ₹ in Lacs

| Sr No | Particulars | Not Due | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|---|---|
| | | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | MSME | - | - | - | - | - | - |
| 2 | Others | 0.05 | 0.23 | - | - | - | 0.28 |
| | **Total** | **0.05** | **0.23** | **-** | **-** | **-** | **0.28** |

**Trade payable ageing schedule as on April 01, 2023 is as below** ₹ in Lacs

| Sr No | Particulars | Not Due | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|---|---|
| | | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | MSME | - | - | - | - | - | - |
| 2 | Others | 0.46 | - | - | - | 0.10 | 0.56 |
| | **Total** | **0.46** | **-** | **-** | **-** | **0.10** | **0.56** |

**17 Revenue from Operations**

| | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Revenue from Contract with Customers** | | |
| Land Lease, Upfront Premium and Deferred Infrastructure Income | 2.08 | 2.08 |
| | **2.08** | **2.08** |

Refer Note 26 for Related party transaction

**a) Land given under operating lease:**

The company has given certain assets on operating lease basis. The total future minimum lease rentals receivable at the balance sheet date is as under:

| Particulars | 31-Mar-25 ₹ in Lacs | 31-Mar-24 ₹ in Lacs |
|---|---|---|
| i) Not later than one year | 2.08 | 2.08 |
| ii) Later than one year and not later than five years | 8.32 | 8.32 |
| iii) Later than five years | 15.87 | 17.95 |

The company has recognised income from operating leases of ₹ 2.08 Lacs (Previous year ₹ 2.08 Lacs).

**18 Other Income**

| | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Unclaimed liabilities / excess provision written back | - | 0.10 |
| Provisions no longer required Written Back | - | 0.01 |
| | **-** | **0.11** |

## 19 Finance Costs

| | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| a) Interest and Bank Charges | | |
| Interest on | | |
| -Inter-Corporate Deposits (Refer Note 26 for Related party transaction) | 1.53 | - |
| -Interest on of Debt component Non-Cumulative Redeemable Preference shares | 12.61 | - |
| | **14.14** | **-** |

## 20 Other Expenses

| | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Rates and Taxes | 0.05 | - |
| Legal and Professional Expenses | 6.01 | - |
| Payment to Auditors | 0.41 | 0.12 |
| Directors Sitting Fees | - | 0.08 |
| Miscellaneous Expenses | 0.02 | 0.01 |
| | **6.49** | **0.21** |

**Note: 1**

| **Payment to Auditor** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **As Auditor:** | | |
| Audit fee | 0.41 | 0.12 |

## 21 Income Tax

**a) Tax Expense reported in the Statement of Profit and Loss :**

| **Particulars** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Current income tax:** | | |
| Current income tax charge | - | 0.52 |
| **Deferred Tax:** | | |
| Relating to origination and reversal of temporary differences | (3.17) | - |
| **Income tax expenses reported in statement of profit and loss** | **(3.17)** | **0.52** |

**(b)Balance Sheet Section**

| **Particulars** | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| Taxes Recoverable (net) | - | - | - |

**c) Reconciliation of tax expenses for March 31, 2025 and March 31, 2024**

| **Particulars** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Profit/(loss) before tax** | (18.55) | 1.98 |
| Applicable tax rate | 25.17% | 26.00% |
| Tax on book profit as per applicable tax rate | (4.67) | 0.51 |
| **Tax adjustment due to** | | |
| **Add:** | | |
| Expenses Not allowed/ Income not taxable under Tax Law | 1.50 | - |
| **Effective tax** | **3.17** | (0.51) |
| **Income tax reported in Statement of Profit and Loss** | **(3.17)** | **0.52** |
| **Effective tax rate** | **17.09%** | **26.26%** |

**(d)Deferred Tax (Liability)/Assets (net)**

| **Particulars** | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs | As at Apr 01, 2023 ₹ in Lacs |
|---|---|---|---|
| **Deferred Tax Liability** | | | |
| On debt component of Preference share capital | **168.62** | - | - |
| **Deferred Tax Liability** | **168.62** | **-** | **-** |
| **Net Deferred Tax Liability** | **168.62** | **-** | **-** |

**(e)Reconciliation of Deferred tax liabilities (net)**

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| | ₹ in Lacs | ₹ in Lacs |
| On debt component of Preference share capital | 171.79 | - |
| Tax income / (expenses) during the period recognised in Statement of Profit and Loss | (3.17) | 0.52 |
| | **168.62** | **0.52** |

**22 Financial Instruments, Fair value Measurement, Financial Risk & Capital Management**

**(a) Category-wise Classification of Financial Instruments:**

**The carrying value of financial instruments by categories as at March 31, 2025 :** ₹ in Lacs

| Particulars | Refer Note | As at March 31, 2025 | | | |
|---|---|---|---|---|---|
| | | Fair Value through other Comprehensive Income | Fair Value through Profit or Loss | Amortised Cost | Carrying Value |
| **Financial Asset** | | | | | |
| Cash and Cash Equivalents | 9 | - | - | 0.72 | 0.72 |
| | | **-** | - | **0.72** | **0.72** |
| **Financial Liabilities** | | | | | |
| Borrowings | 12 | - | - | 248.77 | 248.77 |
| Trade Payables | 16 | - | - | 0.44 | 0.44 |
| Other Financial Liabilities | 13 | - | - | 0.89 | 0.89 |
| | | - | **-** | **250.10** | **250.10** |

**The carrying value of financial instruments by categories as at March 31, 2024 :** ₹ in Lacs

| Particulars | Refer Note | As at March 31, 2024 | | | |
|---|---|---|---|---|---|
| | | Fair Value through other Comprehensive Income | Fair Value through Profit or Loss | Amortised Cost | Carrying Value |
| **Financial Asset** | | | | | |
| Trade receivables | 7 | - | - | 1.87 | 1.87 |
| Cash and Cash Equivalents | 9 | - | - | 19.32 | 19.32 |
| | | **-** | **-** | **21.19** | **21.19** |
| **Financial Liabilities** | | | | | |
| Borrowings | 12 | - | - | 591.80 | 591.80 |
| Trade Payables | 16 | - | - | 0.28 | 0.28 |
| | | **-** | **-** | **592.08** | **592.08** |

**The carrying value of financial instruments by categories as on April 01, 2023 :** ₹ in Lacs

| Particulars | Refer Note | As at April 01, 2023 | | | |
|---|---|---|---|---|---|
| | | Fair Value through other Comprehensive Income | Fair Value through Profit & Loss | Amortised Cost | Carrying Value |
| **Financial Asset** | | | | | |
| Trade receivables | 13 | - | - | 5.62 | 5.62 |
| Cash and Cash Equivalents | 9 | - | - | 14.36 | 14.36 |
| | | **-** | **-** | **19.98** | **19.98** |
| **Financial Liabilities** | | | | | |
| Borrowings | 12 | - | - | 591.80 | 591.80 |
| Trade Payables | 16 | - | - | 0.56 | 0.56 |
| | | **-** | **-** | **592.36** | **592.36** |

**23 Financial Risk Management objective and policies**

The company's principal financial liabilities comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the company's operations/projects. The Company's principal financial assets include loans, trade and other receivables , cash and cash equivalents that derive directly from its operations.

In the ordinary course of business, the company is mainly exposed to risks resulting from interest rate movements (interest rate risk) and other price risks such as business risk.

a **Interest rate risk**

The company is exposed to changes in market interest rates due to financing, investing and cash management activities. The company's exposure to the risk of changes in market interest rates relates primarily to the company's long-term debt obligations with floating interest rates. The company manages its interest rate risk by regularly reviewing the debt market.

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 is exposed to credit risk from its operating activities (primarily trade receivables and other financial assets) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

Customer credit risk is managed by the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive evaluation and individual credit limits are defined in accordance with this assessment.

c **Liquidity Risk**

Liquidity risk is defined as the risk that the company will not be able to settle or meet its obligations on time or at a reasonable price. The company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the company's net liquidity position through rolling forecasts on the basis of expected cash flows.

**Maturity profile of financial liabilities:**

The table below analyses financial liabilities of the Company into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date.
The amounts disclosed in the table are the contractual undiscounted cash flows.

**₹ in Lacs**

| Particulars | Refer Note | Less than 1 year | 1 to 5 years | Over 5 years | Total | Carrying Amount |
|---|---|---|---|---|---|---|
| **As at March 31, 2025** | | | | | | |
| Borrowings | 12 | - | 26.00 | 222.77 | 248.77 | 248.77 |
| Interest accrued on borrowings | N/A | 0.89 | 8.76 | - | 9.66 | 0.89 |
| **Total** | | **2.22** | **34.76** | **222.77** | **259.76** | **250.99** |
| **As at March 31, 2024** | | | | | | |
| Borrowings | 12 | 591.80 | - | - | 591.80 | 591.80 |
| **Total** | | **592.08** | **-** | **-** | **592.08** | **592.08** |
| **As at April 01, 2023** | | | | | | |
| Borrowings | 12 | - | 591.80 | - | 591.80 | 591.80 |
| **Total** | | **0.46** | **591.80** | **-** | **592.26** | **592.26** |

**d Capital management**

For the purposes of the company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the company's capital Management is to maximize shareholder value. The company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.
The company monitors capital using gearing ratio, which is net debt (total debt less cash and cash equivalents) divided by total capital plus net debt.

| Particulars | As at March 31, 2025 | As at March 31, 2024 | As at April 01, 2023 |
|---|---|---|---|
| | **₹ in Lacs** | **₹ in Lacs** | **₹ in Lacs** |
| Total Borrowings | 248.77 | 591.80 | 591.80 |
| Less: Cash and bank balance | 0.72 | 19.32 | 14.36 |
| Net Debt (A) | **248.05** | **572.48** | **577.44** |
| Total Equity (B) | 870.87 | 715.66 | 714.20 |
| Total Equity and Net Debt (C = A + B) | 1,118.92 | 1,288.14 | 1,291.64 |
| Gearing ratio (A/C) | 22.17% | 44.44% | 44.71% |

**24 Earnings per share**

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Loss attributable to equity shareholders of the company (₹ in Lacs) - **A** | (15.38) | 1.46 |
| Weighted average number of equity shares (Nos.) - **B** | 10,000 | 10,000 |
| Basic and Diluted earnings per share (in ₹) (**A/B**) | (153.80) | 14.60 |

**25 Ratio Analysis**

| Sr No | Ratio Name | Formula | March 31, 2025 | March 31, 2024 | % Variance | Reason for variance |
|---|---|---|---|---|---|---|
| 1 | Current Ratio | Current Assets / Current Liabilities | 1.99 | 35.32 | (94.38%) | Refer note (a) below |
| 2 | Debt-Equity | Total Debt / Shareholder's Equity | 0.29 | 0.83 | (65.46%) | Refer note (b) below |
| 3 | Debt Service Coverage | Earnings available for debt service (PAT + Interest cost + Foreign Exchange Loss or (Gain) (net) + Depreciation) / Debt Service ( Interest cost & lease payments + repayment of non current debt made during the period excluding refinanced loans)) | -0.29% | - | 0.00% | Refer note (i) below |
| 4 | Return on Equity | Net Profit after Taxes / Average Shareholder's Equity | -1.94% | 0.20% | (1,049.40%) | Refer note (c) below |
| 5 | Inventory Turnover | Revenue from operation / Average Inventory | Not Applicable | | | |
| 6 | Trade Receivables Turnover | Revenue from operation / Average Accounts Receivable | 2.22 | 0.56 | 300.53% | Refer note (g) below |
| 7 | Trade Payable Turnover | Operating exp & Other expense / Average Trade Payable | 18.03 | 0.50 | 3505.56% | Refer note (d) below |
| 8 | Net Capital Turnover | Revenue from Operation / Average Working Capital | 18.93% | 10.47% | 80.71% | Refer note (h) below |
| 9 | Net Profit | Profit After Tax / Revenue from Operation | -739.42% | 70.19% | (1,153.42%) | Refer note (e) below |

| | | | | | | |
|---|---|---|---|---|---|---|
| 10 | Return on Capital Employed | Earnings before Interest, Taxes and exceptional items / Capital Employed (Tangible Net Worth+Total Debt) | -0.36% | 0.15% | (339.83%) | Refer note (f) below |
| 11 | Return on Investment | Income generated from invested funds / Average invested funds in treasury instruments | Not Applicable | | | |

**Notes:**
(a) Liability increased on account of interest due but not paid.
(b) Repayment of Unsecured loans from Others resulting of decrease of ratio.
(c) Increase in Finance Cost resulted in decrease of return on equity.
(d) Due to increase of Other expense.
(e) On account of interest of Preference share resulting of decrease of profit ratio.
(f) Increase in Finance Cost resulted in decrease of return on capital employed.
(g) Due to decrease of trade receivable resulting of increase of ratio.
(h) Due to higher of working capital resulting of increase of ratio.
(i) Due to Nil of interest expense of Previous year.

**26 Related Party Disclosures**

The Management has identified the following entities and individuals as related parties of the Company for the year ended on March 31, 2025 for the purposes of reporting as per Ind AS 24 – Related Party Disclosures, which are as under:

| Nature of Relationship | Name of the Company |
|---|---|
| **Ultimate Parent Company** | Adani Ports and Special Economic Zone Limited |
| **Intermediate Parent Company** | Adani Logistics Limited |
| **Parent Company** | Mandhata Build Estate Limited (Formerly Known as Mandhata Build Estate Private Limited(Since 27.09.2024) |
| | Blue Star Realtors Limited (till 26.09.2024) |
| **Key Managerial Personnel** | 1)Kautak Shah (till 18.06.2024) |
| | 2) Ravi Shankar Pandey (till 18.06.2024) |
| | 3)Hitesh Arya- Director (w.e.f 18.06.2024) |
| | 4) Jatin Raval- Director (w.e.f 18.06.2024) |
| | 5) Vijender Aggarwal- Director (w.e.f 18.06.2024) |
| | 6) Mohan Khandelwal- Director (w.e.f 01.07.2024 to 24.08.2024) |

**Notes:**
(i)The names of the related parties and nature of the relationships where control exists are disclosed irrespective of whether or not there have been transactions between the related parties. For others, the names and the nature of relationships is disclosed only when the transactions are entered into by the Company with the related parties during the existence of the related party relationship.
(ii) Aggregate of transactions and closing balances for the year ended with these parties have been given below.

**(A) Transactions with Related Party** **₹ in Lacs**

| No | Head | Relationship | Name of Related Party | Year Ended March 31, 2025 | Year Ended March 31, 2024 |
|---|---|---|---|---|---|
| 1 | Sitting Fees | Key Managerial Personnel | Kautak Shah | - | 0.04 |
| | | Key Managerial Personnel | Ravi Shankar Pandey | - | 0.04 |
| 2 | Lease & Infra. Usage Charge or Upfront Premium | Intermediate Holding Company | Adani Logistics Ltd | 2.08 | - |
| 3 | Interest Expense | Parent Company | Mandhata Build Estate Limited (Since 27.09.2024) | 1.02 | - |
| | | Parent Company | Blue Star Realtors Limited (till 26.09.2024) | 0.53 | - |
| 4 | Perpetual Loan Taken | Parent Company | Mandhata Build Estate Limited (Since 27.09.2024) | 374 | - |
| | | Parent Company | Blue Star Realtors Limited (till 26.09.2024) | 373 | - |

| | | | | | |
|---|---|---|---|---|---|
| 5 | Perpetual Loan Repayment | Parent Company | Blue Star Realtors Limited (till 26.09.2024) | 373 | - |
| 6 | Loan Taken | Parent Company | Mandhata Build Estate Limited (Since 27.09.2024) | 26 | - |
| | | Parent Company | Blue Star Realtors Limited (till 26.09.2024) | 26 | - |
| 7 | Loan Repaid | Parent Company | Blue Star Realtors Limited (till 26.09.2024) | 26 | - |
| 8 | Issue of Preference Share | Parent Company | Blue Star Realtors Limited (till 26.09.2024) | 892.75 | - |
| 9 | Assignment of Preference Share | Parent Company | Mandhata Build Estate Limited (Since 27.09.2024) | 892.75 | - |

**(B) Balances with Related Party** **₹ in Lacs**

| No | Head | Relationship | Name of Related Party | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|---|---|
| 1 | Other Financial & Non-Financial Assets | Intermediate Holding Company | Adani Logistics Ltd | 2.08 | - |
| 2 | Other Financial & Non-Financial Liabilities | Holding Company | Mandhata Build Estate Limited (Since 27.09.2024) | 0.89 | - |
| 3 | Loan | Holding Company | Mandhata Build Estate Limited (Since 27.09.2024) | 26.00 | - |
| 4 | Perpetual Loan Taken | Holding Company | Mandhata Build Estate Limited (Since 27.09.2024) | 374.00 | - |

* Entities over which (i) Key Management Personnel and their relatives & (ii) entities having significant influence over the Company have control or are under significant influence through voting powers.

**27** Based on the information available with the Company, there are no contingent liability and capital and other commitments as at year ended March 31, 2025 (March 31, 2024 : NIL).

**28** There are no Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006 to whom the company owes dues on account of Principal amount together with interest and accordingly no additional disclosures have been made.

**29 Ind AS 7 statement of cash flows : disclosure initiative**

Ind AS 7 require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses). The Company has provided the information for current period.

Disclosure under Para 44A as set out in Ind AS 7 on cash flow statements under Companies (indian accounting standards) rules, 2018 (as amended).

**Changes in liabilities arising from financing activities** **₹ in Lacs**

| Particulars | As at April 01, 2024 | Changes from financing cash flows (net) | Finance cost for the year | Other Changes | As at March 31, 2025 |
|---|---|---|---|---|---|
| Long Term Borrowings | 591.80 | (387.25) | - | (178.55) | 26.00 |
| Interest accrued on borrowing | - | (0.64) | 1.53 | - | 0.89 |
| Debt portion of Convertible Preference Shares | - | - | 12.61 | 210.16 | 222.77 |
| **Total** | **591.80** | **(387.89)** | **14.14** | **31.61** | **249.66** |

**Changes in liabilities arising from financing activities** **₹ in Lacs**

| Particulars | As at April 01, 2023 | Changes from financing cash flows (net) | Finance cost for the year | Other Changes | As at March 31, 2024 |
|---|---|---|---|---|---|
| Long Term Borrowings | 591.80 | - | - | - | 591.80 |
| **Total** | **591.80** | **-** | **-** | **-** | **591.80** |

**30 Standards issued but not effective:**

As at the date of issue of financial statements, there are no new standards or amendments which have been notified by the MCA but not yet adopted by the Company. Hence, the disclosure is not applicable.

**31 Standards issued but not effective:**

As at the date of issue of financial statements, there are no new standards or amendments which have been notified by the MCA but not yet adopted by the Company. Hence, the disclosure is not applicable.

**32 Statutory Information**

(i) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.

(ii) The Company has not revalued its Property, Plant and Equipment and Intangible assets.

(iii) The Company has not taken any loan from bank or financial institutions consequently filling of quarterly returns or statements of current assets with bank or financial institutions is not applicable to Company.

(iv) The Company has no Intangible assets under development.

(v) The Company has not been declared Wilful Defaulter by any bank or financial institution or any other lender. The Company has not entered into any scheme of arrangement approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

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

(vii) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(viii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) The Company does not cover under section 135 of the companies act hence, no amount required to be spent by the Company during the year under CSR.

(x) The Company has not traded or invested in crypto currency or virtual currency during the financial year.

(xi) The company has not entered into any transaction with struck off companies (as per section 248 of the Companies Act, 2013) or does not have any outstanding balances with such companies.

**33 Audit Trail:**

The Company uses an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software except the audit trail feature is enabled, for certain direct changes to SAP application and its underlying HANA database when using certain privileged / administrative access rights by authorised users where the process is started during the year and stabilised from March 17, 2025. Further, there is no instance of audit trail feature being tampered with in respect of the accounting software where such feature is enabled.
Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

**34 Events occuring after the balance sheet date**

The Company evaluates events and transactions that occur subsequent to the balance sheet date but prior to the financial statements to determine the necessity for recognition and/or reporting of any of these events and transactions in the financial statements. As of April 17, 2025, there were no subsequent events to be recognized or reported that are not already disclosed.

The accompanying notes form an integral part of financial statements

**As per our report of even date**
**For Chirag R Shah & Associates**
**Chartered Accountants**
**(Firm Registration No : 118791W)**

**Chirag R Shah**
Partner
Membership No. : 106139

**Place: Ahmedabad**
**Date : April 17, 2025**

**For and on behalf of Board of Directors of**
**VMM Developers Private Limited**

**Jatin Chandrakant Raval**
Director
DIN: 10293078

**Hitesh Vinodkumar Arya**
Director
DIN: 10294682

**Place: Ahmedabad**
**Date : April 17, 2025**