# INDEPENDENT AUDITOR'S REPORT

To,
The Members of **KOLTE-PATIL REALTORS ESTATE PRIVATE LIMITED (FORMERLY KNOWN AS WOODSTONE REAL ESTATE PRIVATE LIMITED)**

## Report on the Audit of Ind AS Financial Statements

### Opinion

We have audited the accompanying Ind AS financial statements of **KOLTE-PATIL REALTORS ESTATE PRIVATE LIMITED (FORMERLY KNOWN AS WOODSTONE REAL ESTATE PRIVATE LIMITED)**, ("the company") which comprise the Balance sheet as at 31st March, 2024, the Statement of Profit and Loss (including other comprehensive income), statement of cash flows & statement of changes in equity for the year then ended and Notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter collectively referred to as the " financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules,2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and its loss for the year ended on that date.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

| Sr. No. | Key Audit Matter | Auditor's Response |
|---|---|---|
| 1. | Information Technology (IT)<br><br>The Company's key financial accounting and reporting processes are highly dependent on information systems including automated controls and other systems used for its overall financial reporting. | • In response to this key matter, our work included the following procedures in which our audit team IT specialists were involved:<br>– Understood General IT Control i.e. access controls, program/system change, program development, over key financial accounting and reporting systems including operating systems and databases<br>– Understood IT application controls covering key interfaces.<br>– Test checked the General IT Controls for design and operating effectiveness for the audit period<br>– Test checked the IT application controls for design and operating effectiveness for the audit period.<br>– Test checked controls over the IT infrastructure covering user access (including privilege users) |

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility and Sustainability Report, Corporate Governance and Shareholder's Information, but does not include the, Ind AS Financial Statements and our auditor's report thereon.

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

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

**Responsibilities of Management and Those Charged with Governance for the Ind AS 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 Ind AS Financial Statements that give a true and fair view of the financial position, financial performance and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 Ind AS Financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

**Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS Financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of

not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.

- 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 Ind AS 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 Ind AS Financial statements, including the disclosures, and whether the Ind AS Financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Ind AS Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Ind AS Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Ind AS Financial Statements

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings.

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**Report on the Other Legal and Regulatory Requirements**

1. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 of the aforesaid Ind AS Financial statements.

b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Ind AS Financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.

c) The Balance Sheet, Statement of Profit and Loss & Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the Ind AS Financial statements.

d) In our opinion, the aforesaid Ind AS Financial statements comply with the Accounting Standards referred under Section 133 of the Act as applicable, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of written representations received from the directors as on 31 March, 2024, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2024, from being appointed as a director in terms of Section 164(2) of the Act.

f) Since the Company's turnover as per last audited Ind AS Financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017;

g) With respect to the other matters included in the Auditor's Report in accordance with Rule 11 of the companies (Audit and Auditors) Rules, 2014, and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigations which would impact its financial position in its Ind AS Financial statements

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

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

iv. a) We have received representation from the Management that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the

understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

b) We have received representation from the Management that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.

c) Based on such audit procedures as 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 (iv)(a) and (iv)(b) contain any material mis-statement.

v. The company has not declared or paid any dividend during the year. Hence, the compliance with the provisions of Sec. 123 of the Act is not applicable to the Company for the financial year.

vi. Based on our examination, which included test checks, the Company has used accounting softwares for maintaining its books of accounts for the financial year ended March 31, 2024 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, audit trail feature is not enabled for certain changes made using privileged/administrative excess rights for database level. During the course of our audit we did not come across any instance of the audit trail feature being tampered with. Further, in absence of Service organization control reports in respect of payroll processing software which is operated by third party service provider, we are unable to comment whether the audit trail feature is enabled and operated throughout the year for all relevant transactions recorded in payroll recording software or whether there where any instance of audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

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

**For SPCM & ASSOCIATES**
Chartered Accountants
FRN: - 112165W

**CA Suhas P. Bora**
Partner
Mem. No. 039765
UDIN: 24039765BKFUDY2465
Place: Pune
Date: 22.05.2024

**"Annexure A" to the Independent Auditors' Report**

Referred to in paragraph 2 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended March 31, 2024:

**1) In respect of Fixed Assets:**

**Clause 3(i) (a)**

(a) According to the information and explanation given to us, the Company does not have any Property, Plant and Equipment as at balance sheet date. Accordingly, the provisions of clause 3 (i)(a) of the Order are not applicable to the Company and hence not commented upon.

**Clause 3(i) (b)**

(b) According to the information and explanation given to us, the Company does not have any Property, Plant and Equipment during the year. Accordingly, the provisions of clause 3 (i)(b) of the Order are not applicable to the Company and hence not commented upon.

**Clause 3(i) (c)**

(c) According to the information and explanation given to us, the Company does not have any Immovable Properties as at balance sheet date. Accordingly, the provisions of clause 3 (i)(c) of the Order are not applicable to the Company and hence not commented upon. The company does not have any immovable property taken on lease, which needs to be disclosed as fixed asset in the financial statements.

**Clause 3(i) (d)**

(d) According to the information and explanation given to us, the Company does not have any Property, Plant and Equipment (including Right of Use assets) or Intangible Asset or both during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3(i) (e]**

(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder and hence specific disclosure or reporting under this clause of the Order is not applicable.

**2)** **Clause 3(ii) (a)**

(a) The inventories have been physically verified by the management, at reasonable intervals. On the basis of our examination of the records of inventory, we are of the opinion that no material discrepancies of 10% or more in aggregate for each class of inventory were noticed on verification between the physical stock and the book records..

**Clause 3(ii) (b)**

(b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

**3)** **Clause 3 (iii) (a)**

(a) According to the information and explanation given to us, the company has not granted any loans secured/unsecured to companies, firms, limited liability partnerships or other parties and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (iii) (b)**

(b) According to the information and explanation given to us, the company has not made any investments, or provided any guarantees, given any securities at any point of time during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (iii) (c)**

(c) According to the information and explanation given to us, the Company does not have any loans and advances in the nature of loans at any point of time during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (iii) (d)**

(d) As the company has not given any loans and advances to companies, firms, limited liability partnerships or other parties and therefore there is no overdue amount and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (iii) (e)**

(e) According to the information and explanation given to us, the company has not given any loans and advances to companies, firms, limited liability partnerships or other parties and therefore no loan has been renewed or extended or fresh loans granted to settle the overdue of existing loans and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (iii) (f)

(f) According to the information and explanation given to us, the Company does not have any loans granted by the company which are repayable on demand or without specifying any terms or period of repayment along with the aggregate amount of such loans granted to Promotors or related parties as defined in clause (76) of section 2 of the Companies Act, 2013, at any point of time during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

**4)** **Clause 3 (iv)**

In our opinion and according to information and explanation given to us, the company has not granted any loans or made any investments, or provided guarantees and securities to the parties covered under section 185 and 186 of the Companies Act. Consequently, reporting under clause (iv) of paragraph 3 of the order is not applicable to the company.

**5)** **Clause 3 (v)**

According to the information and explanations given to us, the Company has not accepted any deposit, under the provisions of sections 73 to 76 and other related provisions of the Act and hence reporting under clause 3 (v) of the Order is not applicable to the Company.

**6)** **Clause 3 (vi)**

According to the information and explanations given to us and having regard to the nature of the company's business / activities, reporting under Clause 3 (vi) of the order is not applicable.

**7)** **Clause 3 (vii)**

According to the information and explanations given to us and on the basis of our examination of the books of account, and records, in respect of statutory dues:

a) The Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Income-Tax, etc. and any other statutory dues with the appropriate authorities. There were no undisputed amounts payable in respect of the above in arrears as at March 31, 2024 for a period of more than six months from the date on when they became payable.

b) According to the information and explanation given to us, no undisputed amount payable in respect of Provident Fund, Employees State Insurance, Income tax and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they become payable.

**8)** **Clause 3 (viii)**

According to the information and explanation given to us there are no such transactions that have been surrendered or disclosed as income under Income

Tax Act, 1961 and same has not been recorded in the books of accounts, and hence specific disclosure or reporting under this clause of the Order is not applicable.

**9)** **Clause 3 (ix) (a)**

(a) The company has not defaulted in repayment of loans or other borrowings including interest thereon; to any lender as at the Balance Sheet date and hence specific disclosure or reporting under this clause of the Order is not applicable.

Further, Loans amounting to Rs 11,49,712/- (Rs Hundreds) are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanations given to us, such loans and interest thereon have not been demanded for repayment during the financial year. Considering the above, in our opinion, the Company has not defaulted in the repayment of loans or other borrowings, or in the payment of interest thereon to any lender during the year.

**Clause 3 (ix) (b)**

(b) As per the information provided to us the company has not been declared as wilful defaulter by any bank or financial institution or other lender and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (ix) (c)**

(c) According to the information and explanation given to us, the company has not taken any new term loans from banks and financial institutions during the financial year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (ix) (d)**

(d) According to the information and explanation given to us, and on basis of overall observation no short-term funds were utilized for long term purposes and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (ix) (e)**

(e) On the basis of overall observation the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (ix) (f)**

(f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies and hence specific disclosure or reporting under this clause of the Order is not applicable.

**10) Clause 3 (x)(a)**

(a) Based upon the audit procedures performed and the information and explanations given by the management, the Company has not raised moneys by way of initial public offer / further public offer during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (x) (b)**

(b) According to the information and explanations given by the management and on an overall examination of the Balance Sheet, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence specific disclosure or reporting under this clause of the Order is not applicable.

**11) Clause 3 (xi)(a)**

(a) Based upon the audit procedures performed, no material fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xi)(b)**

(b) The auditors has not filed any report under sub-section (12) of section 143 of the Companies Act in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xi)(c)**

(c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year (and upto the date of this report).

**12) Clause 3 (xii)**

The Company is not a Nidhi Company and hence specific disclosure or reporting under this clause of the Order is not applicable.

**13) Clause 3 (xiii)**

In our opinion, and according to the information and explanation given to us the Company is in compliance with Section 177 and 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

**14) Clause 3 (xiv)(a)**

(a) The company has an adequate internal controls system commensurate with the size and nature of its business.

(b) The provisions of internal audit as per Companies Act, 2013, are not applicable to the company hence specific disclosure or reporting under clause (xiv)(a) and (b) of the Para 3 is not applicable.

**15) Clause 3 (xv)**

In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with them and hence specific disclosure or reporting under this clause of the Order is not applicable.

**16) Clause 3 (xvi)(a)**

(a) The nature of business and activities of the company are such that the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xvi)(b)**

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xvi)(c)**

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and hence specific disclosure or reporting under this clause of the Order is not applicable.

**17) Clause 3 (xvii)**

As per the reports the company has incurred cash losses in the financial year amounting to Rs. 788.60/- (FY 2022-23 Rs 477.88/-) (Amount in Hundreds).

**18) Clause 3 (xviii)**

As per the information provided to us there has not been any resignation of the statutory auditors during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**19) Clause 3 (xix)**

On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities and other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any

guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

**20) Clause 3 (xx)**

The provisions of sub-section (5) and (6) of Section 135 of the Companies Act, 2013 are not applicable to the Company hence specific disclosure or reporting under this clause of the Order is not applicable.

**21) Clause 3 (xxi)**

The reporting under this clause is not applicable to the audit of the company.

**For S P C M & Associates**
**Chartered Accountants**
**FRN - 112165W**

**CA Suhas P. Bora**
**Partner**
**M. No. 039765**
**UDIN: 24039765BKFUDY2465**
**Date: 22-05-2024**
**Place: Pune**

# Kolte- Patil Realtors Estate Private Limited
# (Formerly known as Woodstone Real Estate Private Limited)

**CIN: U70109PN2020PTC190208**

## Balance Sheet as at 31st March 2024

**(Amount Rs. In Hundreds)**

| | Particulars | Note No. | March 31, 2024 | March 31, 2023 |
|---|---|---|---|---|
| | **ASSETS** | | | |
| 1 | **Non Current assets** | | | |
| | (a) Financial Assets | | | |
| | (i) Security Deposit | 3 | 2,14,390 | 1,84,540 |
| 2 | **Current assets** | | | |
| | (a) Financial Assets | | | |
| | (ii) Cash and Cash Equivalents | 4 | 10,701 | 50,378 |
| | (b) Other Current Assets | 5 | 45,248 | 22,948 |
| | (c) Inventory | 6 | 8,82,695 | 5,11,045 |
| | **Total Current Assets** | | **11,53,034** | **7,68,911** |
| | **Total Assets** | | **11,53,034** | **7,68,911** |
| | **EQUITY AND LIABILITIES** | | | |
| 1 | **EQUITY** | | | |
| | (a) Equity Share capital | 7 | 1,000 | 1,000 |
| | (b) Other Equity | 8 | (1,445) | (656) |
| | **Total Equity** | | **(445)** | **344** |
| 2 | **LIABILITIES** | | | |
| | **Non - Current liabilities** | | | |
| | (a) Financial Liabilities | | | |
| | (i) Borrowings | | - | - |
| | **Current liabilities** | | | |
| | (a) Financial Liabilities | | | |
| | (i) Borrrowings | 9 | 11,49,712 | 7,65,910 |
| | (ii) Trade payables | | | |
| | A. total outstanding dues of micro enterprises and small enterprises | 10 | 472 | 243 |
| | B. total outstanding dues of creditors other than micro enterprises and small enterprises | | | |
| | (iii) Duties and Taxes | 11 | 2,993 | 2,114 |
| | (b) Provisions | 12 | 301 | 300 |
| | **Total Liabilities** | | **11,53,478** | **7,68,566** |
| | **Total Equity and Liabilities (1+2)** | | **11,53,034** | **7,68,911** |
| | See accompanying notes to the financial statements | 1-14 | | |
| | | | - | - |

In terms of our report attached of even date

**For SPCM & Associates**
Chartered Accountants
FRN: 112165W

**CA. SUHAS P. BORA**
Partner
M. No. 039765
UDIN: 24039765BKFUDY2465
Place : Pune
Date : 22-05-2024

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

**Nirmal Kolte**
Director
DIN: 05159986

**Yashwardhan Patil**
Director
DIN: 06898270

# Kolte- Patil Realtors Estate Private Limited
# (Formerly known as Woodstone Real Estate Private Limited)

**CIN: U70109PN2020PTC190208**

## Statement of Profit and Loss for the period ended March 31, 2024

**(Amount Rs. In Hundreds)**

| | Particulars | Note No. | For the period ended Marc 31, 2024 | For the period ended March 31, 2023 |
|---|---|---|---|---|
| **I** | Revenue from operations | | - | - |
| **II** | Other Income | | - | - |
| **III** | **Total Revenue (I + II)** | | **-** | **-** |
| **IV** | **EXPENSES** | | | |
| | (a) Cost of services, construction and land | 6 | - | - |
| | (b) Other expenses | 13 | 789 | 478 |
| | **Total Expenses (IV)** | | **789** | **478** |
| **V** | **Profit before tax (III - IV)** | | **(789)** | **(478)** |
| **VI** | **Tax Expense** | | | |
| | (1) Current tax | | - | - |
| | (2) Deferred tax | | - | - |
| | **Total tax expense (VI)** | | **-** | **-** |
| **VII** | **Profit after tax (V - VI)** | | **(789)** | **(478)** |
| **VIII** | **Other comprehensive income / (loss)** | | | |
| | (i) Items that will not be reclassified to profit or loss | | | |
| | - Remeasurements of the defined benefit liabilities / (asset) | | - | - |
| | (ii) Income tax relating to items that will not be reclassified to profit or Loss | | - | - |
| | **Total Other Comprehensive Icome** | | **-** | **-** |
| **IX** | **Total comprehensive income for the year / year (VII + VIII)** | | **(789)** | **(478)** |
| **X** | **Earnings per equity share :** | 14 | | |
| | (1) Basic (Rs.) | | (7.89) | (4.78) |
| | (2) Diluted (Rs.) | | (7.89) | (4.78) |
| | **See accompanying notes to the financial statements** | 1-14 | | |

In terms of our report attached of even date

**For SPCM & Associates**
Chartered Accountants
FRN: 112165W

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

**CA. SUHAS P. BORA**
Partner
M. No. 039765
UDIN: 24039765BKFUDY2465
Place : Pune
Date : 22-05-2024

**Nirmal Kolte**
Director
DIN: 05159986

**Yashwardhan Patil**
Director
DIN: 06898270

# Kolte- Patil Realtors Estate Private Limited
## (Formerly known as Woodstone Real Estate Private Limited)

CIN: U70109PN2020PTC190208

**Cash Flow Statement for the Period ended March 31st, 2024**

**(Amount Rs. In Hundreds)**

| | Particulars | For the Period ended March 31, 2024 | For the Period ended March 31, 2023 |
|---|---|---|---|
| **A** | **CASH FLOW FROM OPERATING ACTIVITIES** | | |
| | Net Profit before tax: | (789) | (478) |
| | **Operating profit before Working Capital changes** | **(789)** | **(478)** |
| | | | |
| | **Adjustments for changes in Working capital** | | |
| | (Increase)/Decrease in Inventories | (3,71,650) | (5,11,045) |
| | (Increase)/Decrease in Other current assets | (22,300) | (22,948) |
| | Increase/(Decrease) in Non-current and Current provisions | 1 | 300 |
| | Increase/(Decrease) in Trade payables | 229 | 66 |
| | Increase/(Decrease) in Other current liabilities | 879 | 2,114 |
| | **Cash generated from/ (used in) operations** | **(3,93,630)** | **(5,31,991)** |
| | Income taxes (paid)/refund received | - | - |
| | **Net Cash from / (used in) operating activities (A)** | **(3,93,630)** | **(5,31,991)** |
| | | | |
| **B** | **CASH FLOW FROM INVESTING ACTIVITIES** | | |
| | Non Current Investments made | -29,850 | (1,84,540) |
| | **Net Cash from/(used in) investing activities (B)** | **(29,850)** | **(1,84,540)** |
| | | | |
| **C** | **CASH FLOW FROM FINANCING ACTIVITIES** | | |
| | Proceeds from issue of Equity | | |
| | Proceeds from non current borrowing | 0 | 7,65,900 |
| | **Net cash from/(used in) financing activities (C)** | **-** | **7,65,900** |
| | | | |
| **D** | **NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)** | **(4,23,480)** | **49,369** |
| | Cash and cash equivalents (Opening balance) | 50,378 | 1,009 |
| | Cash and cash equivalents (Closing balance) | 10,701 | 50,378 |
| | **NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS** | **(39,677)** | **49,369** |
| | | | |
| | | **0** | **-** |
| 2 | Reconciliation of Cash and cash equivalents with Balance Sheet | | |
| | Cash and Cash equivalents as per Balance Sheet (Refer Note 8) | 10,701 | 50,378 |
| | | | |
| | Cash and cash equivalents comprise of: | | |
| | Cash in hand | - | |
| | Fixed Deposits | | |
| | Balances with banks | | |
| | - In current accounts | 10,701 | 50,378 |
| | - In Fixed Deposits | - | - |
| | **Total** | **10,701** | **50,378** |

In terms of our report attached of even date

**For SPCM & Associates**
Chartered Accountants
FRN: 112165W

**CA Suhas P. Bora**
Partner
M. No: 039765
UDIN: 24039765BKFUDY2465
Place : Pune
Date : 22-05-2024

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

**Nirmal Kolte**
Director
DIN: 05159986

**Yashwardhan Patil**
Director
DIN: 06898270

# Kolte- Patil Realtors Estate Private Limited
# (Formerly known as Woodstone Real Estate Private

**CIN: U70109PN2020PTC190208**

## Statement of Changes in Equity

**a. Equity Share Capital** **(Amount Rs. In Hundreds)**

| Particulars | Amount |
|---|---|
| **Balance As at March 31, 2023** | 1,000 |
| Change for the period | - |
| **Balance As at Marc 31, 2024** | 1,000 |

**b. Other Equity** **(Amount Rs. In Hundreds)**

| Particulars | Retained Earnings |
|---|---|
| **Balance As at March 31, 2023** | (656) |
| Loss for the period | (789) |
| **Balance As at Marc 31, 2024** | **(1,445)** |

**In terms of our report attached of even date**

**For SPCM & Associates**
**Chartered Accountants**
**FRN: 112165W**

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

**CA SUHAS P. BORA**
**Partner**
**M. No: 039765**
**UDIN: 24039765BKFUDY2465**
**Place : Pune**
**Date : 22-05-2024**

**Nirmal Kolte**
**Director**
**DIN: 05159986**

**Yashwardhan Patil**
**Director**
**DIN: 06898270**

**Kolte Patil Realtors Estate Private Limited (Formerly Known as Woodstone Real Estate Private Limited)**

**Notes to Ind AS financial statements for the period ended March 31, 2024**

## 1. Corporate information

Kolte Patil Realtors Estate Private Limited (Formerly known as Woodstone Real Estate Pvt Ltd) is a Company registered under the Companies Act, 2013. It was incorporated on March 02, 2020. Thc name of the company has been changed w.e.f. January 07, 2022. The registered office of the Company is situated at 701-A, City Bay, CTS No 14(P), 17 Boat Club Road, Pune - 411001. The Company is primarily engaged in business of construction of residential and commercial complexes, multistoried buildings, flats, houses, etc.

The financial statements for the period ended March 31, 2024 were approved by the Board of Directors on 22.05.2024.

## 1.1 SIGNIFICANT ACCOUNTING POLICIES

### A. Statement of Compliance

These financial statements are prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter.

### B. Basis of Preparation of Financial Statements:

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

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating

the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS

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

• Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

• Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

• Level 3 inputs are unobservable inputs for the asset or liability.

**C. Use of estimates**

The preparation of financial statements in conformity with Ind AS requires the management of the company to make judgement, estimates and assumptions to be made that affect the reported amounts of assets and liabilities (including contingent liabilities) on the date of financial statements, and the reported amounts of income and expenses during the reported period and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize. Significant accounting judgements, estimates and assumptions used by management.

**D. Cash Flow Statement:**

Cash flow statement is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the

indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

**E. Earnings Per Share:**

"The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

**F. Operating Cycle**

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents which range from 2 to 4 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

**2A. New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to 31 March 2024:**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2024, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2024, as below.

**i. Ind AS 1-Presentation of Financial Statements-**

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2024. The Company has evaluated the amendment and there is no impact on its Ind AS financial statements.

**ii. Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors-**

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2024. The Company has evaluated the amendment and there is no impact on its Ind AS financial statements.

**iii. Ind AS 12 -Income Taxes-**

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2024. The Company has evaluated the amendment and there is no impact on its Ind AS financial statements.

**Kolte-Patil Realtors Estate Private Limited**
**(Formerly known as Woodstone Real Estate Private Limited)**
**Notes to Ind AS financial statements for the period ended March 31, 2024**

**Note - 3 : Financial Assets**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (a) Security Deposit | 2,14,390 | 1,84,540 |
| **Total** | **2,14,390** | **1,84,540** |

**Note - 4 : Cash and Cash Equivalents**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (a) Cash in hand | - | - |
| (b) Balances with banks in current accounts | 10,701 | 50,378 |
| **Total** | **10,701** | **50,378** |

**Note - 5 : Other Current Assets**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (a) Advance paid to vendors | 45,248 | 22,948 |
| **Total** | **45,248** | **22,948** |

**Note - 6 : Inventory**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (b) Inventory | 8,82,695 | 5,11,045 |
| **Total** | **8,82,695** | **5,11,045** |

**Kolte-Patil Realtors Estate Private Limited**
**(Formerly known as Woodstone Real Estate Private Limited)**

**Notes to Ind AS financial statements for the period ended March 31, 2024**

**Note - 7 : Equity Share Capital**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| **Authorised:** | | |
| 10,000 Equity shares of Rs. 10 each | 1,000 | 1,000 |
| (As on 31st March 2023 10,000 Equity shares of Rs. 10 each) | | |
| | 1,000 | 1,000 |
| **Issued, Subscribed and Fully Paid:** | | |
| 10,000 Equity shares of Rs. 10 each each fully paid up | 1,000 | 1,000 |
| (As on 30th Sep 2023 10,000 Equity shares of Rs. 10 each) | | |
| **Total** | 1,000 | 1,000 |

**7A: Terms / Rights attached to equity Shares**

The Company has only one class of equity shares having a face value of Rs. 10 per share. Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in

**7B: Reconciliation of the number of shares and amount outstanding at the beginnig and at the end of the reporting year**

| Particulars | 31-Mar-24 | | 31-Mar-23 | |
|---|---|---|---|---|
| | No. of shares | Rs | No. of shares | Rs |
| Shares at the beginning of the year | 10,000 | 1,000 | - | - |
| Issued during the year | - | - | 10,000 | 1,000 |
| **Outstanding at the end of year** | **10,000** | **1,000** | **10,000** | **1,000** |

**7C: Details of shares held by each shareholder holding more than 5% equity shares:**

| Particulars | 31-Mar-24 | | 31-Mar-23 | |
|---|---|---|---|---|
| | No. of shares | % of Holdings | No. of shares | % of Holdings |
| Kolte-Patil Developers Limited | 9,999 | 99.99% | 9,999 | 99.99% |
| **Total** | **9,999** | **99.99%** | **9,999** | **99.99%** |

**Kolte-Patil Realtors Estate Private Limited**
**(Formerly known as Woodstone Real Estate Private Limited)**

**Notes to Ind AS financial statements for the period ended March 31, 2024**

**Note - 8 : Other Equity**

**(Amount Rs. In Hundreds)**

| Paticulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| **(a) Retained Earnings** | | |
| Opening balance | (656) | (178) |
| Add: Profit for the year | (789) | (478) |
| Add: Other comprehensive income (Net) | - | - |
| **Closing balance** | **(1,445)** | **(656)** |
| | | |
| **Total** | **(1,445)** | **(656)** |

**Note - 9 : Current liabilities**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (a) Borrowings | | |
| Kolte Patil Developers Ltd | 11,49,712 | 2,07,023 |
| Tuscan Real Estate Pvt. Ltd | - | 5,58,886 |
| **Total** | **11,49,712** | **7,65,910** |

**Note-10 : Trade Payable - Current**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (a) Trade Payables | | |
| A. total outstanding dues of micro enterprises and small enterprises | 472 | 243 |
| B. total outstanding dues of creditors other than micro enterprises and small enterprises | - | - |
| **Total** | **472** | **243** |

**Note-11 Duties and Taxes** **(Amount Rs. In Hundreds)**

| Particulars | | March 31, 2024 | March 31, 2023 |
|---|---|---|---|
| (a) | TDS Payable | 2,993 | 2,114 |

**Note-12 Provisions** **(Amount Rs. In Hundreds)**

| Particulars | | March 31, 2024 | March 31, 2023 |
|---|---|---|---|
| (a) | Provison for MSME Interest | 1 | 0 |
| (b) | Audit Fees Payable | 300 | 300 |

**Kolte-Patil Realtors Estate Private Limited**
**(Formerly known as Woodstone Real Estate Private Limited)**
**Notes to Ind AS financial statements for the period ended March 31, 2024**

**Note - 13 : Inventory and Cost of construction land and developments rights**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| a) Opening stock including raw material, construction work-in-progress and completed properties | 5,11,045 | |
| (b) Add: Cost incurred during the year | | |
| Cost of land/ development rights | 2,65,154 | 4,62,779 |
| Finance cost | 1,06,496 | 48,266 |
| **(b) Total:** | **3,71,650** | **5,11,045** |
| (c) Less : Closing stock including raw material, construction work-in-progress and completed properties | 8,82,695 | (5,11,045) |
| **Cost of construction land and developments rights (a+b-c)** | - | - |

**Note - 14 : Other Expenses**

**(Amount Rs. In Hundreds)**

| Particulars | March 31, 2024 | March 31, 2023 |
|---|---|---|
| (a) Audit fees | 472 | 389 |
| (b) Bank Charges | 7 | 20 |
| (c) Filling Fees | - | 69 |
| (d) MSME Interest | 1 | - |
| (e) Stamp duty Charges | - | - |
| (f) Misc Expenses | 309 | - |
| | - | - |
| **Total** | **789** | **478** |

**Kolte-Patil Realtors Estate Private Limited**
**(Formerly Known as Woodstone Real Estate Private Limited)**
**Notes forming part of the Ind AS financial statements for the year ended March 31, 2024**

**15. Earnings per share:**

**Amount (Rs. in Hundreds)**

| Particulars | For the period ended March 31, 2024 | For the period ended March 31, 2023 |
|---|---|---|
| Net Profit attributable to shareholders - (Rs.) | (788.60) | (477.78) |
| Nominal value of equity shares - (Rs.) | 0.10 | 0.10 |
| Weighted average number of equity shares for basic and diluted EPS - | 100.00 | 100.00 |
| Basic and diluted earnings per share - (Rs.) | (7.89) | (4.78) |

**16. Contingent liabilities (to the extent not provided for)**

There is no contingent liability as on 31.03.2024.

**17. Auditors Remuneration (net of service tax/GST) towards**

**Amount (Rs. in Hundreds)**

| Particulars | Year ended March 31, 2024 | Year ended March 31, 2023 |
|---|---|---|
| Audit Fees including fees for quarterly | 472.00 | 389.00 |
| **Total** | **472.00** | **389.00** |

**18.Employee Benefits**

Estimated liabilities towards retirement benefits to employees have not been quantified on the date of Balance Sheet. The same is accounted for on cash basis.

**19.Segment Information**

The Company is engaged in the business of Education Services. The operations of the company do not qualify for reporting as business segments as per the criteria set out under Accounting Standard 17 (AS-17) on "Segment Reporting". The Company is operating in India hence there is no reportable geographic segment. Accordingly, no disclosure is required under AS - 17.

**20.Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

**Amount (Rs. in Hundreds)**

| Particulars | As at March 31, 2024 | As at March 31, 2023 |
|---|---|---|
| (i) Principal amount remaining unpaid to any supplier as at the end of the accounting year | 472 | 243 |

| | | |
|---|---|---|
| (ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year | 1.10 | - |
| (iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day | - | - |
| (iv) The amount of interest due and payable for the year | 1.10 | |
| (v) The amount of interest accrued and remaining unpaid at the end of the accounting year | 1.10 | |
| (vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid | | |

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditor. No such data is available for the current year, which is outstanding as on 31.03.2024.

**21.Related Party Transactions:**

**A. List of Related Parties**

| | | |
|---|---|---|
| 1 | Director | a) Nirmal Milind Kolte<br>b) Yashvardhan Rajesh Patil |

**B. Related Party Transactions and Balance Outstanding**

**I. Transactions during the year:**

**Amount (Rs. in Hundreds)**

| Type of transactions | Particulars | Year ended March 31, 2024 | Year ended March 31, 2023 |
|---|---|---|---|
| Loans/ICD accepted | Kolte-Patil Developers Ltd | 2,87,976.15 | 1,98,571.50 |
| Loans/ICD accepted | Tuscan Real Estate Pvt. Ltd | - | 5,23,898.87 |
| Interest accrued and payable | Kolte-Patil Developers Ltd | 1,06,495.82 | 8,451.96 |
| Interest accrued and payable | Tuscan Real Estate Pvt. Ltd | - | 34,987.26 |

**Kolte-Patil Realtors Estate Private Limited**
**(Formerly Known as Woodstone Real Estate Private Limited)**
**Notes forming part of the Ind AS financial statements for the year ended March 31, 2024**

**II. Balances at year end:**

**Amount (Rs. in Hundreds)**

| Account Balances | Particulars | Year ended March 31, 2024 | Year ended March 31, 2023 |
|---|---|---|---|
| Loans taken | Kolte-Patil Developers Ltd | 11,49,731.97 | 2,07,023 |
| Loans taken | Tuscan Real Estate Pvt. Ltd | - | 5,58,886.14 |
| Fixed Capital | Kolte-Patil Developers Ltd | 999.90 | 999.90 |

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

**Date: 22-05-2024**
**Place: Pune**

**Yashvardhan Patil**
**Director**
**DIN: 06898270**

**Nirmal Kolte**
**Director**
**DIN: 05159986**