INDEPENDENT AUDITOR'S REPORT

To,
The Members of **KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

Report on the Audit of IND AS Financial Statements

Opinion

We have audited the accompanying IND AS Financial statements of **KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES 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 IND AS Financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter collectively referred to as the " IND AS Financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid IND AS 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 IND AS 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 IND AS Financial statements of the current period. These matters were addressed in the context of our audit of the IND AS 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) 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: – 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 – Understood IT application controls covering key interfaces. – Test checked the General IT Controls for design and operating effectiveness for the audit period – Test checked the IT application controls for design and operating effectiveness for the audit period. – Test checked controls over the IT infrastructure covering user access (including privilege users)

Information Other than the IND AS 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: 24039765BKFUEB5013
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 Kolte-Patil Lifespaces Private Limited (Formerly known as Anisha Lifespaces Private Limited) for the year ended March 31, 2024:

1) In respect of Fixed Assets:

Clause 3(i)(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)

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) The company does not have any immovable property as at 31-03-2024 and hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3(i)(d)

(d) The company has not revalued its Plant, Property 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 company does not hold any inventory, as on 31-03-2024, hence specific disclosure or reporting under this clause of the Order is not applicable.

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)

The Company has made investments in, provided guarantee or security and granted loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, in respect of which:

(a) The company had granted loans, unsecured to its related party DMK Infrastructure Private Limited and same was repaid in FY 23-24.

(Amount Rs. In Hundreds)

Name of entity	Nature of Loan Granted	Relationship with the Company	Loans granted (Net) during the year	Amount of as on 31-03-2024 (in Hundreds)
DMK Infrastructure Private Limited	Unsecured Loan repaid by Subsidiary	Subsidiary	(74,845)	-

Clause 3 (iii)(b)

(b) The investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided, during the year are, in our opinion, prima facie, not prejudicial to the Company's interest.

Sr. No.	Name of Entity	Relationship with the Company	Aggregate Amount for FY 2023-24 (in Hundreds)	Amount of as on 31-03-2024 (in Hundreds)
1.	Custard Real Estate Pvt. Ltd.	Investment in Joint Venture	500.00	500.00
2.	Kolte Patil Housing (Mumbai) Private Limited (Formerly known as Vistacon Projects Pvt. Ltd.)	Investment in Joint Venture	500.00	500.00

3.	Kolte Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP)	Investment in Joint Venture	500.00	500.00
4.	Amco Landmark Realty	Investment in Joint Venture	34,436.95	5,63,751.33
5.	KP Homes	Investment in Joint Venture	10.00	10.00
6.	Kolte Patil Developers (Pune) LLP	Investment in Joint Venture	10.00	10.00
7.	Kolte Patil Mumbai Projects LLP	Investment in Joint Venture	10.00	10.00

Clause 3 (iii) (c)

(c) The company has not given any loan which are repayable on demand or without specifying any terms or period of repayment and hence reporting under this clause of the Order is not applicable to the Company.

Clause 3 (iii) (d)

(d) The loans given by the company, to its subsidiary companies, firms, Limited Liability Partnerships or any other parties are repayable on demand and 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) The company has given loans and advances to companies, limited liability partnerships and other parties but no such loans and advances 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) The company has not given any loan which are repayable on demand or without specifying any terms or period of repayment and hence reporting under this clause of the Order is not applicable to the Company.

4) Clause 3 (iv)

According to the information and explanation given to us, the Company has complied with the provisions of sections 185 and 186 of the Companies Act, 2013.

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)

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 Income-Tax, Goods & Services Tax; 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 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 16,54,446/- (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) As per the information provided the term loans were applied for the purpose for which the loans were obtained 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) According to the information and explanation given to us, and 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 sounder 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 auditor 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 2,50,359.93/- (Amount Rs in Hundreds).

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.

18) Clause 3 (xix)

On the basis of financial ratios, ageing and expected dates of realization of financial assets and payments 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 audit report indicating that the company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

19) 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.

20) Clause 3 (xxi)

The reporting under this clause is not applicable to the audit of Standalone Financial Statements.

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

CA Suhas P. Bora
Partner
M. No. 039765
UDIN: 24039765BKFUEB5013
Date: 22-05-2024
Place: Pune

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Balance sheet As at 31st March, 2024

(Rs. in Hundred)

	Particulars	Note No.	As at March 31, 2024	As at March 31, 2023
	ASSETS			
1	**Non-current assets**			
	(a) Financial Assets			
	(i) Investments	3.1	5,65,281	1,93,442
	(ii) Loans Receivable	3.2	-	74,845
	(b) Deferred Tax Assets (Net)	4	85,783	29,747
	(c) Income Tax Assets (Net)	5	8,157	10,503
	Total Non - Current Assets		**6,59,221**	**3,08,536**
2	**Current assets**			
	(a) Inventories		-	-
	(b) Financial Assets			
	(i) Trade Receivables	6	3,30,813	3,30,813
	(ii) Cash and Cash Equivalents	7	33,005	75,522
	(c) Other Current Assets	8	6,00,719	5,08,956
	Total Current Assets		**9,64,536**	**9,15,291**
	Total Assets (1+2)		**16,23,757**	**12,23,827**
	EQUITY AND LIABILITIES			
1	**SHAREHOLDER'S FUNDS**			
	(a) Equity Share capital	9	1,000	1,000
	(b) Reserves and Surplus	10	(2,70,253)	(75,928)
	Total Equity		**(2,69,253)**	**(74,928)**
2	**LIABILITIES**			
	Non-current liabilities			
	(a) Deferred Tax Liabilities (Net)		-	-
	Total Non - Current Liabilities		**-**	**-**
3	**Current liabilities**			
	(a) Financial Liabilities			
	(i) Short term borrowings	11	16,54,445	12,44,987
	(ii) Trade payables	12		
	A. total outstanding dues of micro enterprises and small enterprises		2,484	539
	B. total outstanding dues of creditors other than micro enterprises and small enterprises		21,112	23,992
	(iii) Other financial liabilities	13	2,07,566	24,296
	(b) Other current liabilities	14	5,464	2,941
	(c) Provisions	15	1,940	2,000
	(d) Current Tax Liabilities (Net)			
	Total Current Liabilities		**18,93,010**	**12,98,755**
	Total Equity and Liabilities (1+2+3)		**16,23,757**	**12,23,827**
	See accompanying notes to the financial statements	1-37	-	-

In terms of our report of even date attached

For SPCM & Associates
FRN 112165W
Chartered Accountants

CA Suhas P Bora
Partner
M.No. 039765
UDIN : 24039765BKFUEB5013

Place : Pune
Date: 22-05-2024

For and on behalf of Board of Directors

Yashvardhan Patil
Director
DIN:06898270

Nirmal Kolte
Director
DIN:05159986

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Statement of Profit and Loss for the year ended March 31, 2024

(Rs. in Hundred)

	Particulars	Note No.	For the year ended March 31, 2024	For the year ended March 31, 2023
I	Revenue from operations	16	-	-
II	Other Income	17	-	74,669
III	**Total Revenue (I + II)**		**-**	**74,669**
IV	**EXPENSES**			
	(a) Cost of services, construction and land	18	959	78,391
	(b) Finance costs	19	2,03,633	1,00,431
	(c) Other expenses	20	45,769	14,040
	Total Expenses		**2,50,360**	**1,92,862**
V	**Profit before tax (III - IV)**		**(2,50,360)**	**(1,18,193)**
VI	**Tax Expense**			
	# Current tax		-	-
	# Deferred tax charge/ (credit)	4	(56,036)	(29,747)
	Total tax expense		**(56,036)**	**(29,747)**
VII	**Profit after tax (V - VI)**		**(1,94,324)**	**(88,446)**
VIII	**Other comprehensive income/(loss)**			
	(i) Items that will not be reclassified to profit or loss			
	- Remeasurements of the defined benefit liabilities / (asset)		-	-
	Total Other Comprehensive Income/(loss) (Net)		**-**	**-**
IX	**Total Comprehensive income for the year (VII + VIII)**		**(1,94,324)**	**(88,446)**
X	**Earnings per equity share (Face Value Rs. 10) in Rs.**			
	# Basic		(1,943)	(884)
	# Diluted		(1,943)	(884)
	See accompanying notes to the financial statements	1-37		

In terms of our report of even date attached

For SPCM & Associates
FRN 112165W
Chartered Accountants

For and on behalf of Board of Directors

CA Suhas P Bora
Partner
M.No. 039765
UDIN : 24039765BKFUEB5013
Place : Pune
Date: 22-05-2024

Yashvardhan Patil
Director
DIN:06898270

Nirmal Kolte
Director
DIN:05159986

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Cash Flow Statement for the year ended March 31, 2024

(Rs. in Hundred)

	Particulars	For the year ended March 31, 2024	For the year ended March 31,
A.	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net Profit before tax:	(2,50,360)	(1,18,193)
	Adjustment for:		
	Depreciation/Amortisation	-	-
	Finance costs	2,03,633	1,00,431
	Interest income	-	(74,669)
	Operating profit before Working Capital changes	**(46,727)**	**(92,432)**
	Adjustments for changes in Working capital		
	(Increase)/decrease in other financial assets - non-current & current	74,845	1,70,848
	(Increase)/decrease in other non-current and current assets	(91,762)	(4,79,414)
	Increase/(decrease) in trade payables	(935)	(7,666)
	Increase/(decrease) in other current liabilities	1,85,732	(60,712)
	Cash generated from/ (used in) operations	**1,21,153**	**(4,69,375)**
	Income taxes refund/ (paid)	2,346	(4,995)
	Net Cash from / (used in) operating activities (A)	**1,23,498**	**(4,74,370)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Non Current Investments made	(3,71,840)	2,32,089
	Interest income received	-	74,669
	Net Cash from/(used in) investing activities (B)	**(3,71,840)**	**3,06,758**
C.	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds of Short term borrowings	4,09,458	2,93,421
	Dividend (Including tax on dividend) paid	-	-
	Finance cost paid	(2,03,633)	(1,00,431)
	Net Cash from/(used in) financing activities (C)	**2,05,826**	**1,92,990**
D.	**Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)**	**(42,516)**	**25,378**
	Cash and cash equivalents (Opening balance)	75,522	50,144
	Cash and cash equivalents (Closing balance)	33,005	75,522
	NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	**(42,517)**	**25,378**

Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 9)	33,005	75,522
Cash and cash equivalents comprise of:		
Cash in hand	450	451
Balances with banks		
- In current accounts	32,554	75,070
Total	**33,005**	**75,522**

In terms of our report of even date attached

For SPCM & Associates
FRN 112165W
Chartered Accountants

For and on behalf of Board of Directors

CA Suhas P Bora
Partner
M.No. 039765
UDIN : 24039765BKFUEB5013
Place : Pune
Date: 22-05-2024

Yashvardhan Patil
Director
DIN:06898270

Nirmal Kolte
Director
DIN:05159986

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Statement of Changes in Equity for the year ended 31st March, 2024

a) Equity share capital

(Rs. in Hundred)

Particulars	As at March 31, 2024
Balance as at April 1, 2022	1,000
Change for the year	-
Balance as at March 31, 2023	1,000
Change for the Period	-
Balance as at March 31, 2024	**1,000**

b) Other Equity 22-23

(Rs. in Hundred)

Particulars	Reserves & Surplus			Total
	Debenture Redemption Reserve	Compulsorily Convertible Debentures pending conversion into Equity Shares	Retained Earnings	
Balance as at April 1, 2022	-	-	12,518	12,518
Profit for the year	-	-	(88,446)	(88,446)
Balance as at March 31, 2023	**-**	**-**	**(75,928)**	**(75,928)**

c) Other Equity 23-24

(Rs. in Hundred)

Particulars	Reserves & Surplus			Total
	Debenture Redemption Reserve	Compulsorily Convertible Debentures pending conversion into Equity Shares	Retained Earnings	
Balance as at April 1, 2023	-	-	(75,928)	(75,928)
Profit for the year	-	-	(1,94,324)	(1,94,324)
Balance as at March 31, 2024	**-**	**-**	**(2,70,252)**	**(2,70,252)**

Nature and Purpose of reserves

(A) Retained earnings

Retained earnings, or accumulated earnings, are the profit/(Loss) that have been reinvested/incurred in the business instead of being paid out as dividends or otherwise. The number represents the total after-tax income that has been reinvested or retained or incurred over the life of the business.

In terms of our report of even date attached

For SPCM & Associates
FRN 112165W
Chartered Accountants

For and on behalf of Board of Directors

CA Suhas P Bora
Partner
M.No. 039765
UDIN : 24039765BKFUEB5013
Place : Pune
Date: 22-05-2024

Yashvardhan Patil
Director
DIN:06898270

Nirmal Kolte
Director
DIN:05159986

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2024

1. CORPORATE INFORMATION

Kolte-Patil Lifespaces Private Limited (Formerly known as Anisha Lifespaces Private Limited) is a Company registered under the Companies Act, 2013. The Company is primarily engaged in business of providing real estate related services on a contract or fee basis.The principal source of income for the entity is derived from buying, selling, managing and appraising real estate on a fee basis. The main expenses of the entity is cost of brokerage, marketing/advertisement and sales promotion expenses

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

2. SIGNIFICANT ACCOUNTING POLICIES

A. Statement of Compliance

Financial statements for the period from 1 April 2023 to 31 March 2024, are prepared in accordance with Indian Accounting Standards ("Ind AS"), and 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.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

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 measuremcnts 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 36.

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. Refer Note "M"

D. Cash Flow Statement:

Cash flows 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. Revenue Recognition:

i) Revenue is primarily derived from maintenance / service charges, project management fees, and from related services. In view of nature of services rendered, revenue from services is recognized on accrual basis. The amount recognized as revenue is exclusive of value added tax and service tax, and is net of discounts (if any).

ii) Interest income is accounted on accrual basis.

iii) The Company has not recognised any revenue during the current Financial year as per below reasons stated and ascertained by the management-

a) The revenue recognised during FY 2023-24 relating to Project Management fees amounting to Rs 3,30,813.00/- (Amount Rs.in Hundreds)receivable from Messrs. Sancheti Space is not yet realized as per terms of the Project Marketing and Sales Services Agreement.
b) Hence the management is of the opinion that due to uncertainty of realisability no further revenue as per terms of the Project Marketing and Sales Services Agreement shall be recorded for the FY 2023-24, inspite of the cost incurred on the same during the year.

F. Borrowing Cost:

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

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

G. 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.

H. Current and Deferred Taxes:

Current Tax:

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in Other Comprehensive Income (OCI) or in Equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in Equity.

Deferred Tax:

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements
Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

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

Deferred tax assets and liabilities are offset when there is a legally cnforccable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

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

I. 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.

J. Impairment:

i. Financial assets (other than at fair value):

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.
Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

ii. Non-financial assets:

Property, Plant & Equipment (PPE):

At each Balance Sheet date, the Company reviews the carrying amounts of its PPE to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the Statement of Profit and Loss as and when they arise.

Provisions, Contingent Liabilities and Contingent Assets:

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. There are no contingent liabilities during the period.

K. Operating Cycle:

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realization in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

L. Financial Instruments:

Initial recognition

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

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

Effective interest method:

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

Financial assets at amortised cost:

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

Financial assets at fair value:

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised as profit or loss.

Financial liabilities and equity instruments:

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Financial liabilities are measured at amortised cost using the effective interest method.
Financial labilities at FVTPL are stated at fair value, with gains and losses arising on re-measurement recognised in Statement of profit and loss.

M. Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements:

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

1. **Recognition of deferred tax assets** – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Significant management estimates:

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be different.

1. Evaluation of indicators for impairment of assets

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

2. Contingent Liabilities

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

3. Impairment of Financial Assets

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

4. Defined Benefit Obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

5. Fair Value Measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

6. Investment in subsidiaries, joint ventures and associates

Investments in equity shares of subsidiaries, joint ventures and associate are recorded at cost and reviewed for impairment at each reporting date.

N. Cash and cash equivalents:

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

O. Events occurring after Balance Sheet date –

No significant events which could affect the financial position as on March 31, 2024, to a material extent has been reported by the company, after the balance sheet date till the signing of report.

P. Prior Period and Extra Ordinary Items

There are no material changes or credit which arises in current period, on account of errors or omissions in the preparation of Financial Statements for one or more periods.

Q. Previous year's figures

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

2A. New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to March 31, 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 the impact of the amendment is insignificant in the 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 statement.

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note 3.1 - Financial Assets - Investments

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
Unquoted Investments		
Investment in Equity Shares		
Custard Real Estate Pvt Ltd	500	
Kolte Patil Housing (Mumbai) Pvt Ltd.	500	
Investments in Partnership Firms		
AMCO Landmark Realty	5,63,751	1,93,442
Kolte Patil Nivasti Projects LLP	500	
KP Homes	10	
Kolte Patil Developers (Pune) LLP	10	
Kolte Patil Mumbai Projects LLP	10	-
Total	**5,65,281**	**1,93,442**

Note 3.2 - Financial Assets - Loans Receivable

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
At amortised cost, unsecured considered good unless otherwise stated		
Loans to related parties	-	74,845
Total	**-**	**74,845**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 4 : Deferred Tax Assets / (Liabilities)

(Rs. in Hundred)

Significant components of deferred tax assets and liabilities	Opening balance as on April 1, 2023	Recognized in the statement of profit or loss	Recognized in/ reclassified from other comprehensive income	Closing balance as on March 31, 2024
Deferred tax assets:				
Employee Benefits		-		-
Brought forward losses	29,747	56,036		85,783
Total deferred tax assets	**29,747**	**56,036**	-	**85,783**
Deferred tax liabilities:				
Property, plant and equipment and intangible assets	-	-	-	-
Employee Benefits	-	-	-	-
Net gain arising on financial liability designated as at FVTPL	-	-	-	-
Total deferred tax liabilities	-	-	-	-
Net Deferred tax assets/(liabilities)	**29,747**	**56,036**	-	**85,783**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 5 : Income Tax Assets

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
TDS on PM Fees	(100)	2,246
Tds On Interest	8,256	8,256
SA Tax (AY 22-23)	-	-
	8,157	**10,503**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 6 : Trade Receivables

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
At amortised cost, Unsecured considered good unless otherwise stated		
Considered good	3,30,813	3,30,813
Trade receivable outstanding for a period exceeding 6 months from the date they are due for payment	-	-
Total	**3,30,813**	**3,30,813**

Trade receivable ageing Schedule as at 31 March 2024

Particulars	Outstanding for following periods from due date of payment			
	Less than 6 months	6 months 1 year	1-2 years	Total
(i)MSME				-
(ii)Others			3,30,813	3,30,813
(iii) Disputed dues – MSME				-
(iv) Disputed dues - Others				-
Total	-	-	**3,30,813**	**3,30,813**

Trade receivable ageing Schedule as at 31 March 2023

Particulars	Outstanding for following periods from due date of payment			
	Less than 6 months	6 months 1 year	1-2 years	Total
(i)MSME				
(ii)Others		3,30,813		3,30,813
(iii) Disputed dues – MSME				
(iv) Disputed dues - Others				
Total		**3,30,813**		**3,30,813**

Note - 7 : Cash and Cash Equivalents

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Cash in hand	450	451
(b) Balances with banks - In current accounts	32,554	75,070
Total	**33,005**	**75,522**

Note - 8 : Other Current Assets

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured and considered good		
(a) Loans and advances	6,00,000	5,00,000
(b) Balances with government authorities	-	8,956
(c) Other Receivables from related party	719	-
Total	**6,00,719**	**5,08,956**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 9 : Equity Share Capital

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
Authorised:		
50,000 Equity Shares of Rs. 10/ each (As at March 31, 2022: 50,000 Equity Shares of ₹ 10/- each)	5,000	5,000
	5,000	**5,000**
Issued, Subscribed and Fully Paid:		
10,000 Equity Shares of Rs. 10/ each (As at March 31, 2022: 10,000 Equity Shares of ₹ 10/- each)	1,000	1,000
Total	**1,000**	**1,000**

Note 9A: Terms, rights and restrictions 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 and 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 amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Note 9B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

(Rs. in Hundred)

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number of shares	Amount	Number of shares	Amount
Shares at the beginning of year	10,000	1,000	10,000	1,000
Issued during the year	-	-	-	-
Outstanding at the end of the period	**10,000**	**1,000**	**10,000**	**1,000**

Note 9C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number of shares	% of Holdings	Number of shares	Number of shares
Kolte-Patil Developers Limited	9,999	99.99%	9,999	9,999

Note 9D: Additional Information regarding equity share capital in the last 5 Years:

i) The Company has not issued any shares without payment being received in cash.
ii) The Company has not issued any bonus shares.
iii) The Company has not undertaken any buy-back of shares.

Note 9E: Shares held by Holding Company

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number of shares	Amount	Number of shares	Number of shares
Kolte-Patil Developers Limited	9,999	1,000	9,999	9,999

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 10 : Reserves and Surplus

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Retained Earnings		
Balance as at the beginning of the year	(75,928)	12,518
Add :		
Profit/(loss) for the year	(1,94,324)	(88,446)
Transferred from debenture redemption reserve		
Balance as at the end of the period	**(2,70,252)**	**(75,928)**
Total	**(2,70,252)**	**(75,928)**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)

Notes forming part of the standalone financial statements

Note - 11 : Short term Borrowings:

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured Borrowings		
Inter Corporate Deposits	16,54,446	12,44,987
Total	**16,54,446**	**12,44,987**

Inter Corporate Deposits (ICD):

The ICD borrowings have been obtained from holding company "**Kolte-Patil Developers Limited**". The borrowings have been made at rate of 12% Per Annum. The borrowings have been obtained from time to time, repayable on demand.

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 12 : Trade Payables

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
Carried at amortised cost		
(a) Total outstanding dues to micro enterprises and small enterprises (Refer Note 35)	2,484	540
(b) Total outstanding dues other than to micro enterprises and small enterprises	21,112	23,992
Total	**23,596**	**24,531**

Trade payable ageing Schedule as at 31 March 2024

Particulars	Outstanding for following periods from due date of payment#			
	<1 year	1-2 years	2-3 years	Total
(i)MSME	2,48,400			**2,484**
(ii)Others			21,11,209	**21,112**
(iii) Disputed dues – MSME				
(iv) Disputed dues - Others				
Total	**2,48,400**		**21,11,209**	**23,596**

Trade payable ageing Schedule as at 31 March 2023

Particulars	Outstanding for following periods from due date of payment#			
	<1 year	1-2 years	More than 3 years	Total
(i)MSME	540			540
(ii)Others	585	626	22,780	23,992
(iii) Disputed dues – MSME				
(iv) Disputed dues - Others				
Total	**1,125**	**626**	**22,780**	**24,531**

Note - 13 : Other Financial Liabilities -Current

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
Carried at fair value		
(a) Interest accured but not due on borrowings	2,07,566	24,296
Total	**2,07,566**	**24,296**

Note - 14 : Other Current Liabilities

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Others		
- Statutory dues (Contribution to PF, Withholding Taxes, GST, etc.)	5,462	2,941
(b) Loss from LLP	2	
Total	**5,464**	**2,941**

Note - 15 : Provisions : Current

(Rs. in Hundred)

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Provision for Income tax	-	-
(b) Other Provisions	1,940	2,000
Total	**1,940**	**2,000**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 16 : Revenue from Operations

(Rs. in Hundred)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
(a) Project Management Fees	-	-
Total	-	-

Note - 17 : Other Income

(Rs. in Hundred)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
(a) Interest Income		
(i) Others	-	49,948
(b) Others		
(i) Loss from LLP	-	-
(ii) Miscellaneous income	-	8
(iii) Profit from Partnership firm	-	24,713
Total	-	**74,669**

Note - 18 : Cost of services, construction and land

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Cost incurred during the year		
Other construction expenses	621	-
Advertisement & Marketing Expenses	-	11,132
Commission & Brokerage Expenses	-	52,858
Other Expenses	338	14,402
Total (a+b-c)	**959**	**78,391**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements

Note - 19 : Finance Costs

(Rs. in Hundred)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest expense on:		
(a) Inter corporate deposits	2,03,632.62	1,00,430.79
Total	**2,03,633**	**1,00,431**

Note - 20 : Other Expenses

(Rs. in Hundred)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
(a) Advertisement, Promotion & Selling Expenses	-	1,008
(b) Rates and taxes	9,601	8,667
(c) Legal and professional fees	2,000	1,329
(d) Payment to auditors	320	1,250
(e) Loss from Partnership Firms (Net)	33,841	1,751
(f) Miscellaneous expenses	7	36
Total	**45,769**	**14,040**

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes to the financial statements for the year ended March 31, 2024

Ratio Analysis and its elements *(based on requirements of schedule III)*

Sr. no	Ratio	Numerator	Denominator	31-Mar-24	31-Mar-23	% change	Reason for variance
1	Current ratio	Current Assets	Current Liabilities	0.51	0.70	-28%	Decrease is on account of increase in ICD during the year.
2	Debt- Equity Ratio	Total Debt	Shareholder's Equity	-6.14	-16.62	-63%	Change due to increase in ICD Borrowings in current financial year.
3	Return on Equity ratio	Net Profits after taxes	Average Shareholder's Equity	1.13	-0.14	-915%	Change due to company has incurred losses in current financial year.
4	Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt +	-0.03	-0.01	79%	Change due to company has incurred losses in current financial year.
5	Return on Investment	Interest (Finance Income)	Investment	0.00	0.50	-100%	Decrease due to loan granted was repaid in current financial year.

21. Revenue recognition-

The Company has not recognised any revenue during the current Financial year as per below reasons stated and ascertained by the management-

a) The revenue recognised during FY 2023-24 relating to Project Management fees amounting to Rs 3,30,813.00/- (Amount Rs.in Hundreds) receivable from Messrs. Sancheti Space is not yet realized as per terms of the Project Marketing and Sales Services Agreement.
b) Hence the management is of the opinion that due to uncertainty of realisability no further revenue as per terms of the Project Marketing and Sales Services Agreement shall be recorded for the FY 2023-24, inspite of the cost incurred on the same during the year.

22. Contingent liabilities (to the extent not provided for)

There are no contingent liabilities as on 31.03.2024.

23. Particulars of loans given as required by clause (4) of section 186 of the Companies Act, 2013

(Amount Rs.in Hundreds)

Sr. No.	Name of Party	Nature	As at 31.03.2024	As at 31.03.2023	Period	Rate of Interest	Purposes
1	DMK Infrastructure Pvt Ltd	Loan	-	74,844.88	Repayable on demand	18%	General Loan

24. Auditors Remuneration (net of GST) towards

(Amount Rs.in Hundreds)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Audit Fees including fees for quarterly limited reviews	320.00	1,250.00
Total	**320.00**	**1,250.00**

25. 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.

26. Segment Information

Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods and services delivered or provided. The Company is engaged in real estate providing works contract services, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

27. Earnings per share

Amount (Rs in Hundreds)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Net Profit attributable to shareholders (Rs.)	(1,94,324.00)	(88,446)
Nominal value of equity shares – (Rs.)	0.10	0.10
Weighted average number of equity shares for basic and diluted EPS (No.)	100.00	100.00
Basic and Diluted earnings per share – (Rs.)	(1,943.24)	(884.46)

28. Financial Instruments

I) Capital Management

The company's capital management objectives are:
- to ensure the company's ability to continue as a going concern.
- to maximize the return to stakeholders through the optimization of the debt and equity balance.

The company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

a) Gearing Ratio:

The Gearing ratio at the end of the reporting period are as follows:

Amount (Rs in Hundreds)

Particulars	As at March 31, 2024	As at March 31, 2023
Debt* (A)	16,54,445.52	12,44,987.06
Cash and bank balances (B)	33,004.70	75,522.80
Net Debt C=(A-B)	1,621,440.82	11,69,464.26
Total Equity (D)	(2,69,253.00u)	(74,928)
Net debt to equity ratio (C/D)	(6.02)	(16)

*Debt is defined as long-term and short-term borrowings including interest accrued on borrowings.

b) The carrying value of financial instruments by categories as of March 31, 2024 is as follows:

(Rs in Hundreds)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value
Assets:					
Cash and cash	-	-	33,004.70	33,004.70	33,004.70

equivalents					
Other bank balances	-	-	-	-	-
Trade receivables	-	-	3,30,813.00	3,30,813.00	3,30,813.00
Investments	-	-	5,65,281.33	5,65,281.33	5,65,281.33
Other financial assets	-	-	-	-	-
Total	**-**	**-**	**9,29,099.03**	**9,29,099.03**	**9,29,099.03**
Liabilities:					
Trade and other payables	-	-	23,596.09	23,596.09	23,596.09
Borrowings	-	-	16,54,445.52	16,54,445.52	16,54,445.52
Other financial liabilities	-	-	-	-	-
Total	**-**	**-**	**16,78,041.61**	**16,78,041.61**	**16,78,041.61**

* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables, borrowings and certain other financial assets and liabilities approximate their carrying amount, largely due to the short term nature of these instruments.

The carrying value of financial instruments by categories as of March 31, 2023 is as follows:

(Rs in Hundreds)

Particulars	**Fair value through P&L**	**Fair value through OCI**	**Amortized cost**	**Total carrying value**	**Total Fair Value**
Assets:					
Cash and cash equivalents	-	-	75,522.80	75,522.80	75,522.80
Other bank balances	-	-	-	-	-
Trade receivables	-	-	3,30,813.00	3,30,813.00	3,30,813.00
Investments	-	-	1,93,441.50	1,93,441.50	1,93,441.50
Other financial assets	-	-	-	-	-
Total	**-**	**-**	**5,99,776.5**	**5,99,776.5**	**5,99,776.5**
Liabilities:					
Trade and other payables	-	-	24,531.04	24,531.04	24,531.04
Borrowings	-	-	12,44,987.06	12,44,987.06	12,44,987.06
Other financial liabilities	-	-	-	-	-
Total	**-**	**-**	**12,69,518.10**	**12,69,518.10**	**12,69,518.10**

II) Financial Risk Management Objectives –

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

III) Market Risk-

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of

risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy.

- **Currency risk:**

The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

- **Interest rate risk:**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating.

- **Other price risk:**

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

IV) Interest risk management-

The Company's interest rate exposure is mainly related to debt obligations. The Company obtains debt to manage the liquidity and fund requirements for its day to day operations .The rate of interest is fixed and thus there is no risk of interest rates fluctuating.

V)Credit risk management-

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

VI) Liquidity risk-

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including interest payments as at March 31, 2024:

Amount (Rs in Hundreds)

Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade Payables				
-March 31, 2024	23,596.09	2,484.00	21,112.09	23,596.09
-March 31, 2023	24,531.04	1,124.84	23,406.20	24,531.04

(b) Borrowings	-	-		-
-March 31, 2024	16,54,445.52	16,54,445.52	-	16,54,445.52
-March 31, 2023	12,44,987.06	12,44,987.06	-	12,44,987.06
(c) Interest on Borrowings				
-March 31, 2024	2,03,632.69	2,03,632.69	-	2,03,632.69
-March 31, 2023	1,00,430.79	1,00,430.79	-	1,00,430.79
Total				
-March 31, 2024	**18,81,674.30**	**18,60,562.21**	**21,112.09**	**18,81,674.30**
-March 31, 2023	**13,69,948.89**	**13,46,542.69**	**23,406.20**	**13,69,948.89**

29. Current tax and Deferred tax

The income tax expense can be reconciled to the accounting profit as follows:

(Amount Rs.in Hundreds)

Particulars	**Year ended March 31, 2024**	**Year ended March 31, 2023**
Profit Before tax	(2,50,359.93)	(1,18,193)
Enacted tax rate	25.17%	25.17%
Income tax calculated at enacted rate	-	-
Deferred Tax Effect on carried forward losses	(63,010)	(29,747)
Tax effect of expenses not deductible in determining tax profit	-	-
Others	6974.58	-
Income tax expense recognized in profit and loss	(56,036)	(29,747)

The tax rate used for the above reconciliation is the rate as applicable for the respective period payable by the entities in India on taxable profits under India tax laws.

30. 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	2,484.00	539.52
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	170.50	53.69
(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	116.18	53.69
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	170.50	53.69
(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	170.50	53.69

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.

31. Related Party Transactions:

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the financial statements for the year ended March 31, 2024

A. List of Related Parties

Related Parties (as identified by the Management) are classified as:

1	Holding Company	Kolte- Patil Developers Limited
2	Key Managerial Person	Yashvardhan Patil
3	Joint Venture Company	DMK Infrastructure Pvt Ltd
4	Joint Venture Partnership	Amco Landmark Realty
5	Joint Venture Company	Custard Real Estate Pvt. Ltd
6	Joint Venture Company	Kolte Patil Housing (Mumbai) Private Limited
7	Joint Venture Partnership	Kolte Patil Nivasti Projects LLP
8	Investment in LLP	Kolte Patil Pune Developers LLP
9	Investment in LLP	Kolte Patil Mumbai Projects LLP

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

Amount (Rs in Hundreds)

Type of Transactions	Name of the Party	Period ended March 31, 2024	As at March 31, 2023
Remuneration to WTD	Yashvardhan Patil	-	2,87,092.49
Inter corporate deposits Received	Kolte-Patil Developers Limited	5,54,457.65	5,82,700.00
Inter corporate deposits Repaid	Kolte-Patil Developers Limited	1,44,998.19	2,89,279.45
Interest expense on Inter corporate deposits	Kolte-Patil Developers Limited	2,03,632.63	1,00,431.00
Reimbursements repayment	Kolte-Patil Developers Limited	-	58,820.89
Reimbursements repayment – Custard	Custard Real Estate Pvt. Ltd.	267.31	-
Reimbursements repayment – KPHPL	Kolte Patil Housing (Mumbai) Private Limited (Formerly known as Vistacon Projects Pvt. Ltd.)	267.31	-
Reimbursements repayment – KPNPL	Kolte Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP)	185.00	-
Investment in LLP	Kolte Patil Pune Developers LLP	10.00	-
Investment in LLP	Kolte Patil Mumbai Projects LLP	10.00	-
Investment in Joint Venture Entity	Amco Landmark Realty	(34,436.95)	(6802.22)
Interest on loan to Joint Venture Co.	DMK Infrastructure Pvt Ltd	-	49,955.69

II. Balances at year end:

Amount (Rs in Hundreds)

Account Balances	Name of the Party	Period ended March 31, 2024	As at March 31, 2023
Share Capital	Kolte-Patil Developers Limited	999.00	999.00
Investment in Joint	KP Homes	10.00	-

Venture			
Investment in Joint Venture	Custard Real Estate Pvt. Ltd.	500.00	-
Investment in Joint Venture	Kolte Patil Housing (Mumbai) Private Limited (Formerly known as Vistacon Projects Pvt. Ltd.)	500.00	-
Investment in Joint Venture	Kolte Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP)	500.00	-
Investment in LLP	Kolte Patil Pune Developers LLP	10.00	-
Investment in LLP	Kolte Patil Mumbai Projects LLP	10.00	-
Interest on Inter corporate deposits	Kolte-Patil Developers Limited	2,07,565.74	24,296.00
Investment in Joint Venture Entity	Amco Landmark Realty	5,63,751.33	1,93,442.00
Loan to Joint Venture Co.	DMK Infrastructure Pvt Ltd	-	74,844.88
Inter corporate deposits	Kolte-Patil Developers Limited	16,54,445.52	12,44,987.00

32. Ratio Analysis and its elements

Sr. no	Ratio	Numerator	Denominator	31-Mar-24	31-Mar-23	% change	Reason for variance
1	Current ratio	Current Assets	Current Liabilities	0.51	0.70	-28%	Decrease is on account of increase in ICD during the year.
2	Debt-Equity Ratio	Total Debt	Shareholder's Equity	-6.14	-16.62	-63%	Change due to increase in ICD Borrowings in current financial year.
3	Return on Equity ratio	Net Profits after taxes	Average Shareholder's Equity	1.13	-0.14	-915%	Change due to company has incurred losses in current financial year.
4	Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	-0.03	-0.01	79%	Change due to company has incurred losses in current financial year.
5	Return on Investment	Interest (Finance Income)	Investment	0.00	0.50	-100%	Decrease due to loan granted was repaid in current financial year.

33. Details of CSR expenditure

The provison of Sec135 (1) of the Companies Act, 2013 Corporate Social Responsibility provisons is not applicable.

34. The financial statements for the year ended March 31, 2024 were approved by the Board of Directors.

35. Prior Period And Extra Ordinary Items-

There are no material changes or credit which arises in current period, on account of errors or omissions in the preparation of Standalone Financial Statements for one or more periods.

36. Events Occurring After Balance Sheet Date-

No significant events which could affect the financial position as on 31st March, 2024, to a material extent have been reported by the assesse, after the Balance Sheet date till the signing of report.

37. Other statutory information-

- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- The Company does not have any transactions with companies struck off.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- "The Company have 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"
- "The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:

  (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

  (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,"
- 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. (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

For and on behalf of the Board of Directors

Date: 22-05-2024
Place: Pune

Yashvardhan Patil
Director
DIN: 6898270

Nirmal Kolte
Director
DIN: 5159986