

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, 2025, the Statement of Profit and Loss, 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 financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its profit, total comprehensive income & changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (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 on the financial statements.



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 annual report, 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, 2025, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2025, 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 Refer note no 21 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts, 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 (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, 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.
- h) The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, audit trail feature is not enabled for certain changes made, if any using privileged/ administrative access rights. Additionally, the audit trail of prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the previous year.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of 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:
Place: Pune
Date:

“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, 2025:

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 31-03-2025 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 31-03-2025, 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:

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 2024-25 (in Hundreds)	Amount of as on 31-03-2025 (in Hundreds)
1.	Custard Real Estate Private Limited.	Investment in Joint Venture	(500)	-
2.	Kolte Patil Housing (Mumbai) Private Limited (Formerly known as Vistacon Projects Private Limited.)	Investment in Joint Venture	(500)	-
3.	Kolte Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP)	Investment in Joint Venture	(175)	325
4.	Amco Landmark Realty	Investment in Joint Venture	(478,377)	85,374
5.	KP Homes	Investment in Joint Venture	(10)	-
6.	Kolte Patil Developers (Pune) LLP	Investment in Joint Venture	-	10
7.	Kolte Patil Mumbai Projects LLP	Investment in Joint Venture	-	10

* negative value represents value of investments withdrawn during the year

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, 2025 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 12,11,587/- (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 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 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 1,61,932/- (Amount Rs 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 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.

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 Standalone Financial Statements.

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

CA Suhas P. Bora
Partner
M. No. 039765
UDIN:
Date:
Place: Pune

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Balance sheet As at 31st March, 2025

(Rs. in Hundred)

Particulars		Note No.	As at March 31, 2025	As at March 31, 2024
ASSETS				
1	Non-current assets			
	(a) Financial Assets			
	(i) Investments	3	85,719	5,65,281
	(ii) Other Financial Asset		-	-
	(b) Deferred Tax Assets (Net)	4	90,004	85,783
	(c) Income Tax Assets (Net)	5	8,157	8,157
	Total Non - Current Assets		1,83,880	6,59,221
2	Current assets			
	(a) Inventories		-	-
	(b) Financial Assets			
	(i) Trade Receivables	6	3,30,813	3,30,813
	(ii) Cash and Cash Equivalents	7	8,900	33,005
	(c) Other Current Assets	8	3,52,389	6,00,719
	Total Current Assets		6,92,102	9,64,537
	Total Assets (1+2)		8,75,982	16,23,758
EQUITY AND LIABILITIES				
1	SHAREHOLDER'S FUNDS			
	(a) Equity Share capital	9	1,000	1,000
	(b) Reserves and Surplus	10	(4,32,185)	(2,70,253)
	Total Equity		(4,31,185)	(2,69,253)
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	12,11,587	16,54,446
	(ii) Trade payables	12		
	A. total outstanding dues of micro enterprises and small enterprises		229	2,484
	B. total outstanding dues of creditors other than micro enterprises and small enterprises		22,132	21,112
	(iii) Other financial liabilities	13	67,780	2,07,566
	(b) Other current liabilities	14	2,710	5,464
	(c) Provisions	15	2,729	1,940
	(d) Current Tax Liabilities (Net)			
	Total Current Liabilities		13,07,167	18,93,011
	Total Equity and Liabilities (1+2+3)		8,75,982	16,23,758
	See accompanying notes to the financial statements	1-35	-	-

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 : 25039765BMOZNF4114

Place : Pune

Date: 17-05-2025

Vinod Eknath Patil
Director
DIN: 06833911

Atul Surendra Bora
Director
DIN: 06916681

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, 2025

(Rs. in Hundred)

Particulars	Note No.	For the year ended March 31, 2025	For the year ended March 31, 2024
I Revenue from operations		-	-
II Other Income	16	11,739	-
III Total Revenue (I + II)		11,739	-
IV EXPENSES			
(a) Cost of services, construction and land	17	-	959
(b) Finance costs	18	1,74,850	2,03,633
(c) Other expenses	19	3,042	45,769
Total Expenses		1,77,892	2,50,360
V Profit before tax (III - IV)		(1,66,153)	(2,50,360)
VI Tax Expense			
(1) Current tax		-	-
(2) Deferred tax charge/ (credit)	4	(4,221)	(56,036)
Total tax expense		(4,221)	(56,036)
VII Profit after tax (V - VI)		(1,61,932)	(1,94,324)
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)		(1,61,932)	(1,94,324)
X Earnings per equity share (Face Value Rs. 10) in Rs.			
(1) Basic		(1,619)	(1,943)
(2) Diluted		(1,619)	(1,943)
See accompanying notes to the financial statements	1-35		

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 : 25039765BMOZNF4114

Place : Pune

Date: 17-05-2025

Vinod Eknath Patil

Director

DIN: 06833911

Atul Surendra Bora

Director

DIN: 06916681

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

CIN: U70200PN2019PTC181159

Cash Flow Statement for the year ended March 31, 2025

(Rs. in Hundred)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	(1,66,153)	(2,50,360)
<u>Adjustment for:</u>		
Depreciation/Amortisation	-	-
Finance costs	1,74,850	2,03,633
Interest income	(11,739)	-
Operating profit before Working Capital changes	(3,042)	(46,727)
Adjustments for changes in Working capital		
(Increase)/decrease in other financial assets - non-current & current	(4,221)	74,845
(Increase)/decrease in other non-current and current assets	2,48,330	(91,763)
Increase/(decrease) in trade payables	(1,235)	(935)
Increase/(decrease) in other current liabilities	(1,41,750)	1,85,732
Cash generated from/ (used in) operations	98,081	1,21,151
Income taxes refund/ (paid)	4,221	2,346
Net Cash from / (used in) operating activities (A)	1,02,302	1,23,497
B. CASH FLOW FROM INVESTING ACTIVITIES		
Non Current Investments made	4,79,562	(3,71,840)
Interest income received	11,739	-
Net Cash from/(used in) investing activities (B)	4,91,301	(3,71,840)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds of Short term borrowings	(4,42,858)	4,09,458
Dividend (Including tax on dividend) paid	-	-
Finance cost paid	(1,74,850)	(2,03,633)
Net Cash from/(used in) financing activities (C)	(6,17,708)	2,05,826
D. Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(24,106)	(42,517)
Cash and cash equivalents (Opening balance)	33,005	75,522
Cash and cash equivalents (Closing balance)	8,900	33,005
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(24,105)	(42,517)
Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 9)	8,900	33,005
Cash and cash equivalents comprise of:		
Cash in hand	434	450
Balances with banks		
- In current accounts	8,466	32,554
Total	8,900	33,005

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 : 25039765BMOZNF4114

Place : Pune

Date: 17-05-2025

Vinod Eknath Patil

Director

DIN: 06833911

Atul Surendra Bora

Director

DIN: 06916681

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, 2025

a) Equity share capital

		(Rs. in Hundred)
Particulars		As at March 31, 2025
Balance as at April 1, 2024		1,000
Change for the year		-
Balance as at March 31, 2025		1,000
Change for the Period		-
Balance as at March 31, 2025		1,000

b) 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, 2024	-	-	(75,929)	(75,929)	
Profit for the year	-	-	(1,94,324)	(1,94,324)	
Balance as at March 31, 2025	-	-	(2,70,253)	(2,70,253)	

c) Other Equity 24-25

					(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, 2024	-	-	(2,70,253)	(2,70,253)	
Profit for the year	-	-	(1,61,932)	(1,61,932)	
Balance as at March 31, 2025	-	-	(4,32,185)	(4,32,185)	

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.

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED) Notes forming part of the standalone financial statements		
Note 3 - Financial Assets - Investments		
(Rs. in Hundred)		
Particulars	As at March 31, 2025	As at March 31, 2024
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	85,374	5,63,751
Kolte Patil Nivasti Projects LLP	325	500
KP Homes	-	10
Kolte Patil Developers (Pune) LLP	10	10
Kolte Patil Mumbai Projects LLP	10	10
Total	85,719	5,65,281

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, 2024	Recognized in the statement of profit or loss	Recognized in/ reclassified from other comprehensive income	Closing balance as on March 31, 2025
Deferred tax assets:				
Employee Benefits		-		-
Brought forward losses	85,783	4,221		90,004.02
Total deferred tax assets	85,783	4,221	-	90,004
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)	85,783	4,221	-	90,004

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, 2025	As at March 31, 2024
TDS on PM Fees	(100)	(100)
Tds On Interest	8,256	8,256
SA Tax (AY 22-23)	-	
	8,157	8,157

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, 2025		As at March 31, 2024	
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 2025				
Particulars	Outstanding for following periods from due date of payment			
	Less than	1-2 years	More than 2 years	Total
	1year		years	
(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 1 April 2024				
Particulars	Outstanding for following periods from due date of payment			
	Less than	6 months	1-2	Total
	6 months	1 year	years	
(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 Equivalentents				
(Rs. in Hundred)				
Particulars	As at March 31, 2025		As at March 31, 2024	
(a) Cash in hand	434		450	
(b) Balances with banks - In current accounts	8,466		32,554	
Total	8,900		33,005	
Note - 8 : Other Current Assets				
(Rs. in Hundred)				
Particulars	As at March 31, 2025		As at March 31, 2024	
Unsecured and considered good				
(a) Loans and advances	3,51,000		6,00,000	
(b) Balances with government authorities	380			
(c)Receivable from related parties				
Custard Real Estate Pvt Ltd	307		-	
Kolte Patil Housing (Mumbai) Pvt Ltd.	307		-	
Kolte Patil Nivasti Projects LLP	395		-	
Others	-		720	
Total	3,52,389		6,00,720	

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, 2025	As at March 31, 2024
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, 2025		As at March 31, 2024	
	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, 2025		As at March 31, 2024	
	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, 2025		As at March 31, 2024	
	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, 2025	As at March 31, 2024
(i) Retained Earnings		
Balance as at the beginning of the year	(2,70,253)	(75,929)
Add :		
Profit/(loss) for the year	(1,61,932)	(1,94,324)
Transferred from debenture redemption reserve		
Balance as at the end of the period	(4,32,185)	(2,70,253)
Total	(4,32,185)	(2,70,253)

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, 2025	As at March 31, 2024
Unsecured Borrowings		
Inter Corporate Deposits	12,11,587	16,54,446
Total	12,11,587	16,54,446

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, 2025	As at March 31, 2024			
Carried at amortised cost					
(a) Total outstanding dues to micro enterprises and small enterprises (Refer Note 35)	229	2,484			
(b) Total outstanding dues other than to micro enterprises and small enterprises	22,132.17	21,112			
Total	22,361	23,596			
Trade payable ageing Schedule as at 31 March 2025					
Particulars	Outstanding for following periods from due date of payment#				
	<1 year	1-2	2-3	More than 3 Years	Total
		years	years		
(i)MSME	229				229
(ii)Others	(0)	621	(1,736)	23,248	22,132
(iii) Disputed dues – MSME					
(iv) Disputed dues - Others					
Total	229	621	(1,736)	23,248	22,361
Trade payable ageing Schedule as at 31 March 2024					
Particulars	Outstanding for following periods from due date of payment#				
	<1 year	1-2	2-3	More than 3 years	Total
		years	years		
(i)MSME	2,484				2,484
(ii)Others			21,112		21,112
(iii) Disputed dues – MSME					
(iv) Disputed dues - Others					
Total	2,484	-	21,112	-	23,596
Note - 13 : Other Financial Liabilities -Current					
					(Rs. in Hundred)
Particulars	As at March 31, 2025	As at March 31, 2024			
Carried at fair value					
(a) Interest accrued but not due on borrowings	67,778	2,07,566			
(b) Advance from Partnership Fir / LLP	1				
Total	67,780	2,07,566			
Note - 14 : Other Current Liabilities					
					(Rs. in Hundred)
Particulars	As at March 31, 2025	As at March 31, 2024			
(a) Others					
- Statutory dues (Contribution to PF, Withholding Taxes, GST, etc.)	2,710	5,462			
(b) Loss from LLP	-	2			
Total	2,710	5,464			
Note - 15 : Provisions : Current					
					(Rs. in Hundred)
Particulars	As at March 31, 2025	As at March 31, 2024			
(a) Other Provisions	2,729	1,940			
Total	2,729	1,940			

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

Note - 16 : Other Income

(Rs. in Hundred)		
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Others		
(i) Loss from LLP	(1)	-
(ii) Profit from Partnership firm	11,740	-
Total	11,739	-

Note - 17 : Cost of services, construction and land

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Cost incurred during the year		
Other construction expenses	-	621
Other Expenses		338
Total (a+b-c)	-	959

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

Note - 18 : Finance Costs

(Rs. in Hundred)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Bank Chrg/Commission		
Interest expense on:		
(a) Inter corporate deposits	1,74,848	2,03,633
(b) Bank Charges	2	
Total	1,74,850	2,03,633

Note - 19 : Other Expenses

(Rs. in Hundred)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Rates and taxes	-	9,601
(b) Legal and professional fees	86	2,000
(c) Payment to auditors	2,905	320
(d) Loss from Partnership Firms (Net)	-	33,841
(e) Miscellaneous expenses	51	7
Total	3,042	45,769

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

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

There are no contingent liabilities as on 31.03.2025.

19. Auditors Remuneration (net of GST) towards

(Rs. in hundreds)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Audit Fees including fees for quarterly limited	2,750	3,050
Total	2,750	3,050

20. Employee Benefits

The details of employee benefits as required under Ind AS 19 'Employee Benefits' is given below:

(A) Defined Contribution Plan:

The Company contributes to provident fund and employee state insurance scheme which are defined contribution plans.

Amount recognized as an expense in the Statement of Income and Expenditure in respect of Defined Contribution Plans to Provident fund is Rs. Rs. 1,904/- (Previous Year – Rs. 2,253/-) and Employee State Insurance Scheme is Rs.0/- (Previous Year – Rs. 0)(Amount in Hundreds)

(B) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

(Amount in hundreds)

Particulars	As at March 31, 2025	As at March 31, 2024
Present value of funded defined benefit obligation	26909.63	23740.09
Fair value of plan assets	24320.14	12717.96
Funded status		
Restrictions on asset recognized		
Others		
Net liability arising from defined benefit obligation	(2589.49)	(11022.13)

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

- ii. **Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:**

(Amount Rs. in hundreds)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Present value of benefit obligation at the beginning of the year	23,740.09	19774.40
Current service cost	1,656.81	1443.62
Past Service Cost	-	-
Interest cost	1,646.77	1483.08
Transfer In/(Out)	(1,033.08)	
Re-measurements on obligation [Actuarial (Gain) / Loss] :		1038.99
Actuarial (Gains)/ Losses arising from changes in demographic assumption	-	-
Actuarial (Gains)/ Losses arising from changes in financial assumption	879.48	638.00
Actuarial (Gains)/ Losses arising from changes in experience adjustment	723.10	400.99
Benefits paid	(703.54)	-
Present value of Defined Benefit Obligation as at end of the year.	26909.63	23740.09

- iii. **Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows:**

(Amount Rs. in hundreds)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Fair value of Plan Assets at the beginning of the year	12717.96	11965.19
Interest income	1294.85	897.39
Contributions from the employer	11235.74	-
Re-measurement Gain / (Loss) :		
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	(157.18)	(86.55)
Mortality Charges & Taxes	(67.69)	(58.07)
Benefits paid	(703.54)	-
Amount paid on settlement		
Fair value of Plan assets as on the end of the year	24320.14	12717.96
Actual Returns on Plan Assets	1137.67	810.84

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

iv. Analysis of Defined Benefit Obligations

(Amount Rs. in hundreds)		
Particulars	As at March 31, 2025	As at March 31, 2024
Defined benefit obligations	26,909.63	23,740.09
Fair value of plan assets	24,320.14	12,717.96
Net Asset/(Liability) recognized in Balance sheet	(2,589.49)	(11,022.13)

- v. In respect of Funded Benefits with respect to gratuity, the fair value of Plan assets represents the amounts invested through "Insurer Managed Funds".

vi. Expenses recognized in the statement of income and expenditure

(Amount Rs. in hundreds)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Current service cost	1656.81	1443.62
Transfer In/(Out)	(1,033.03)	-
Net Interest expense	351.92	585.69
Components of defined benefit costs recognised in income or expenditure	975.65	2029.31

vii. Amount recognised in statement of Other Comprehensive Income

(Amount Rs. in hundreds)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Actuarial (Gain)/Loss	0	0
(i) arising from changes in demographic assumption	0	0
(ii) arising from changes in financial assumption	879.48	638.00
(iii) arising from changes in experience assumption	723.10	400.99
Remeasurement of plan assets (Gain)/Loss for the year in OCI	157.18	86.55
Total amount recognised in the statement of other comprehensive income	(9,383.90)	(11143.66)

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

viii. Actual Contribution and benefit payments for the year

(Amount Rs. in hundreds)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Actual benefit paid directly by the company	(703.54)	-
Actual contributions	1,123.574	-

ix. Principal Actuarial Assumptions for gratuity

Particulars	As at March 31, 2025	As at March 31, 2024
Discount Rate	6.80%	7.20%
Expected Rate of Increase in compensation levels	8.00%	8.00%
Expected Rate of Return on Plan Assets	7.20%	7.50%
Expected Average Remaining working lives of employees (Years)	11.51	12.61
Mortality Table	IALM(2012-14) ult	IALM(2012-14) ult
Withdrawal Rate	3.00%	3.00%

- The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.
- Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.
- Salary Escalation Rate: The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors.
- Withdrawal Rate: It is the expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

x. Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:

Expected benefit payments for the year ending:

(Rs. in hundreds)		
Particulars	As at March 31, 2025	As at March 31, 2024
March 31, 2026	930.00	920.00
March 31, 2027	10,950.00	10,170.00
March 31, 2028	690.00	730.00
March 31, 2029	770.00	820.00
March 31, 2030	860.00	-
March 31, 2030-2034	-	5810.00
March 31, 2031 to March 31, 2035	5960.00	-

Weighted Average duration of defined benefit obligation: 10.07 Years

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

(Previous Year: 11.33 Years)

- xi. Sensitivity analysis:** A quantitative sensitivity analysis for significant assumption is as shown below:

(Amount Rs. in hundreds)

Effect on Defined Benefit Obligation on account of 1% change in the assumed rates:						
DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
Year	1% decrease	1% Increase	1% decrease	1% Increase	1% decrease	1% Increase
March 31, 2025	29,341.73	24,800.12	25,035.61	29,020.38	27,091.80	26,745.13

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is subject to multiple external experience items which may move the defined Benefit Obligation in similar or opposite directions, while the Plan's sensitivity to such changes can vary over time.

xii. Employee benefit plans

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

No other post-retirement benefits are provided to these employees.

In respect of the plan, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at March 31, 2024 by Ranadey Professional Services, Fellow of the Institute of Actuaries of India. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

21. Segment Information

The Company is engaged in Real Estate. The operations of the company do not qualify for reporting as business segments as per the criteria set out under Indian Accounting Standard 108 (IND AS-108) on "Operating Segments". The Company is operating in

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

India hence there is no reportable geographic segment. Accordingly, no disclosure is required under IND AS - 108.

22. Earnings per share

Particulars	(Amount Rs. in hundreds)	
	Year ended March 31, 2025	Year ended March 31, 2024
Net Surplus attributable to shareholders (Rs.)	51,367	16,824.79
Nominal value of equity shares – (Rs.)	10	10
Weighted average number of equity shares for basic and diluted EPS (Rs.)	20000	20000
Basic and Diluted earnings per share – (Rs.)	256.83	84.12

23. Financial Instruments

1. 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:

Particulars	(Amount Rs. in hundreds)	
	As at March 31, 2025	As at March 31, 2024
Debt* (A)	-	-
Cash and bank balances (B)	21,230.89	11444.89
Net Debt C=(A-B)	(21,230.89)	(11444.89)
Total Equity (D)	75,007.10	1,84,524.06
Net debt to equity ratio (C/D)	-0.283	-0.062

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

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

24. 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, 2025	Year ended March 31, 2024
Profit Before tax	57,915.28	24,159.17
Enacted tax rate	25.168%	25.168%
Income tax calculated at enacted rate	14576.12	6080.38
Deferred Tax	4,548.87	(2,666.72)
Tax effect of income that is exempt from tax	-	-
(Excess)/ short Provision for tax of previous year	(598.49)	2,107.53
Tax effect of expenses not deductible in determining tax profit	(11,977.76)	1,813.19
Income tax expense recognized in income and expenditure	6548.73	7,334.38

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.

Deferred Tax

The following is the analysis of Deferred Tax Assets presented in the Balance sheet

(Amount Rs. in hundreds)

Particulars	As at March 31, 2025	As at March 31, 2024
Deferred tax assets	(2,512)	1594.07
Deferred tax liabilities	-	-
Deferred tax (Net)	(2,512)	1594.07

Significant components of deferred tax assets and liabilities for the year ended March 31, 2025

Regenesi Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

Significant components of deferred tax assets and liabilities for the year ended March 31, 2025 :	Opening balance	Recognized in the statement of profit or loss	Recognized in/reclassified from other comprehensive income	Closing balance
Deferred tax assets:				
Expenses deductible in future years:				
Compensated absences and retirement benefits	1,891	(4,443)	443	(2,109)
Financial guarantee premium	-	-	-	-
Property, plant and equipment	(297)	(106)	-	(403)
Total deferred tax assets	1,594	(4,549)	443	(2,512)
Deferred tax liabilities:				
Property, plant and equipment	-	-	-	-
Compensated absences and retirement benefits	-	-	-	-
Effect on borrowing cost pursuant to application of effective interest rate method	-	-	-	-
Total deferred tax liabilities	-	-	-	-
Net Deferred tax assets/(liabilities)	1,594	(4,549)	443	(2,512)

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

(Amount Rs. in hundreds)

Particulars	As at March 31, 2025	As at March 31, 2024
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	787.32	3,401.06
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	3.42	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	76.81
(iv) The amount of interest due and payable for the year	-	76.81
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	3.42	76.81
(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	80.24	76.81

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.

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

26. Related Party Transactions:

A. List of Related Parties

Related Parties are classified as:

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

1	Holding Company	Kolte- Patil Developers Limited
2	Key Managerial Person	1. Rajesh Patil 2. Milind Kolte 3. Atul Bohra
3	Entities over which KMP and their relatives are able to exercise significant influence	1. Carnation Landmarks LLP 2. Bluebell Township Facility Management LLP 3. Ankit Enterprises

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Amount Rs. in hundreds)			
Type of transactions	Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Facility Management Services	Kolte Patil Developers Ltd	1890	8256
Facility Management Services	Ankit Enterprises	-	247

II. Balances at year end:

(Amount Rs. in hundreds)			
Account Balances	Particulars	As at March 31, 2025	As at March 31, 2024
Share Capital	Kolte-Patil Developers Limited	2000.00	2000.00
Trade Receivables	Kolte-Patil Developers Limited	11,737.60	13627.97
Trade Receivables	Ankit Enterprises	-	247

27. Details of CSR expenditure

CSR expenditure is not applicable to the company.

28. The financial statements for the year ended March 31, 2025 were approved by the Board of Directors.

29. 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.

Regenesis Facility Management Company Private Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2025

- 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:
Place: Pune

Milind Kolte
Director
DIN:00170760

Atul Bohra
Director
DIN : 06916681