

INDEPENDENT AUDITOR'S REPORT

**To,
The Members of Kolte-Patil Integrated Townships Limited**

Report on the Audit of IND AS Financial Statements

Opinion

We have audited the accompanying IND AS financial statements of **Kolte-Patil Integrated Townships Limited**, ("the company") which comprise the Balance sheet as at March 31, 2025, the Statement of Profit and Loss (including other comprehensive income), statement of cash flows & statement of changes in equity for the year then ended and Notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter collectively referred to as the "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 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 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 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 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, (changes in equity) and cash flows 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 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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope

of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during audit.

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

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 financial statements.
 - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid financial statements have been kept so far as it appears from our examination of those books.
 - c) The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income, Cash Flow Statement and Statement for changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the financial statements.
 - d) In our opinion, the aforesaid financial statements comply with the Indian 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 March 31, 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) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

- g) With respect to the other matters to be included in the Auditor's Report in accordance
- h) With the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the Company has not paid/ provided any managerial remuneration during the year.
- i) 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 has disclosed the impact of pending litigations on its financial position in its financial statements. Refer Note No: 35 to the Standalone 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 (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(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 (which are material either individually or in the aggregate) 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 final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with section 123 of the Act, as applicable.
 - vi. 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 B, 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 AUDITOR'S REPORT

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

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub- section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Kolte-Patil Integrated Townships Limited** ("the Company") as of March 31, 2025 in conjunction with our audit of the IND AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

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

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

- (1) pertains to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

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

For SPCM & ASSOCIATES
Chartered Accountants
FRN: - 112165W

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

“Annexure B” 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 Integrated Townships Limited for the year ended March 31, 2025:

1) In respect of Fixed Assets:

Clause 3(i) (a)

- i) The company has generally maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipments.
- ii) The company has generally maintained proper records showing full particulars of intangible assets.

Clause 3(i) (b)

(b) The company has a regular programme of physical verification of its Property, Plant and Equipment’s, by which all Property, Plant and Equipment’s are verified in a phased manner over a period of 2 years. In our opinion the periodicity of physical verification is reasonable having regard to the size of company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipments, were physically verified during the year by the management. According to the information and explanation given to us, no material discrepancies were noticed on such verification.

Clause 3(i) (c)

(c) Based on our examination of the registered sale deed / transfer deed / conveyance deed provided to us, we report that, the title deeds of all the immovable properties, (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the Company) disclosed in the financial statements included in property, plant and equipment are held in the name of the Company as at the balance sheet date.

Clause 3(i) (d)

(d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or Intangible Asset or both during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3(i) (e)

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

2) Clause 3(ii) (a)

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

Clause 3(ii) (b)

(b) The company has not been sanctioned working capital limits in excess of Rs 5 crores, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets, 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 has granted advances in the nature of loans and advances, to its companies, firms, Limited Liability Partnerships or any other parties, the details of the same are mentioned below.

Sr. No.	Name of Entity and Nature of transactions	Relationship with Entity	Aggregate Amount given during FY 2024-25 (in lakhs)	Amount outstanding as on 31-03-2025 (in lakhs)
1.	Kolte-Patil Real Estate Private Limited - ICD	Fellow Subsidiary	2,158.12	14,019.36
2.	Kolte-Patil Developers Limited - ICD	Holding Company	8,079.32	22,924.32
3.	Kolte-Patil Developers Limited –Guarantee given	Holding Company	15,500.00	33,724.00
4.	Kolte-Patil Smartspaces Pvt. Ltd.	Fellow subsidiary	12,318.67	12,318.67
5.	Custard Real Estate Private Limited	Fellow subsidiary	1	1
6.	Kolte Patil Housing(Mumbai) Pvt Ltd	Fellow subsidiary	1	1
7.	Kolte-Patil Nivasti Projects LLP	Fellow subsidiary	0.32	0.32
8.	Bluebell Township Facility Management LLP	Fellow subsidiary	-	1
9.	Kolte-Patil Developers (Pune) LLP	Fellow subsidiary	-	1
10.	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia	Fellow subsidiary	-	1

	Pacific Senior Living Private Limited)			
11.	Kolte-Patil Planet Real Estate Private Limited	Associate Company	-246*	1,643

*Negative amounts represents investments reduced due to buyback of shares

Clause 3 (iii) (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.

Clause 3 (iii)(c)

(c) The company has granted advances in the nature of loans and advances, to its companies, firms, Limited Liability Partnerships or any other parties the schedule of repayment of principal and interest is not stipulated and same are repayable on demand, and in the absence of such schedule, we are unable to comment on the regularity of the repayments of principal amounts and payment of interest. (Refer reporting under clause (iii) (f) below).

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) According to the information and explanation given to us, 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 given any loans/advances in the nature of loans granted which are repayable on demand or without specifying any terms or period of repayment the details of the same are as under:-

Name of the Entity	Relationship with the company	Amount of Loan (in Lakhs)
Kolte-Patil Real Estate Pvt Ltd	Fellow Subsidiary	14,019.35
Kolte-Patil Developers Limited	Holding Company	22,924.31
Kolte-Patil Smartspaces Pvt. Ltd.	Fellow Subsidiary	12,318.67

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.

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.

Clause 3 (vi)

The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended prescribed by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

Clause 3 (vii)

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

- a) The Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Income-Tax, Service 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 Provident Fund, Income tax, Good and Service Tax, Cess 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.
- c) Details of statutory dues remaining unpaid on account of dispute as provided by the management and are disclosed as contingent liability under notes to the financial statements are as under:-

(A) Income Tax

(Amount in lakhs)

Sr. No	Assessment Year	Appeal filed with	Disputed Tax Liability	Major Issues
1.	2018-19	CIT (Appeals)	20.69/-	Deemed rent, Compensation to customer
2.	2023-24	CIT (Appeals)	2.52/-	Against intimation - Other Comprehensive Income

3.	2020-21	NA	7.19/-	Income Tax liability relating against which Form 69 is filed, awaiting confirmation from IT department.
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(B) GST Liability excluding interest and penalty

(Amount in lakhs)

Sr. No	Period	Disputed Tax Liability	Major Issues
1.	AY 2018-19	136.06	Excess ITC claimed, not confirmed in 2A/ 3B, GST payable on unpaid retention amount, GST liability on reverse charge basis
2.	AY 2019-20	328.72	
3.	AY 2020-21	151.10	
4.	AY 2021-22	254.25	

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.

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

In respect of borrowings 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 and to the best of our knowledge and belief the term loans were applied for the purpose for which the loans were obtained.

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

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.

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) To the best of our knowledge and belief no report under sub-section (12) of section 143 of the Companies Act has been filed 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).

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.

Clause 3 (xiii)

According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the IND AS financial statements as required by the applicable accounting standards.

Clause 3 (xiv) (a)

- (i) The company has an internal audit system commensurate with the size of company.
- (ii) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

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.

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.

Clause 3 (xvii)

As per the financial statements of the company, the company has not incurred any cash losses in the financial year and in the immediately preceding financial

year and hence specific disclosure or reporting under this clause of the Order is not applicable.

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.

Clause 3 (xix)

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

Clause 3 (xx)

According to the information and explanation given to us, in respect of ongoing projects the company has transferred unspent amount to a special account within a period of 30 days from the end of the financial year in compliance with sec 135(6) of the said Act.

According to the information and explanation given to us, there are no unspent amounts towards CSR on other than ongoing projects, requiring a transfer to special CSR account as per provisions of section 135(6) of the act as at end of the previous financial year and for the current financial year. Accordingly, reporting under clause 3(xx)(b) of the order is not applicable to the company for the year.

2) 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 Integrated Townships Limited
(Formerly known as Kolte-Patil I-ven Townships (Pune) Limited)
CIN : U70102PN2005PLC140660
Balance Sheet as at March 31, 2025
(All Amounts in Rs Lakhs, unless stated otherwise)

Particulars		Note No.	As at March 31, 2025	As at March 31, 2024
A	ASSETS			
1	Non - Current Assets			
	(a) Property, Plant and Equipment	3A	5,420	3,937
	(b) Capital work-in-progress	3B	-	-
	(c) Investment Property	4	1,690	1,737
	(d) Intangible Assets	3C	3	2
	(e) Financial Assets			
	(i) Investments	5	1,648	1,892
	(ii) Other Financial Assets	6	6,313	2,407
	(iii) Loans	7	49,263	26,706
	(f) Deferred Tax Assets (Net)	8	4,766	4,360
	(g) Income Tax Assets	9	993	963
	(h) Other Non-Current Assets	10	1,673	7,281
	Total Non - Current Assets		71,769	49,286
2	Current Assets			
	(a) Inventories	11	1,34,437	1,09,616
	(b) Financial Assets			
	(i) Trade Receivables	12	560	411
	(ii) Cash and Cash Equivalents	13	6,529	7,224
	(iii) Other Balances with Banks	14	14,841	4,401
	(iv) Other Financial Assets	15	1,597	48
	(c) Other Current Assets	16	11,278	9,840
	Total Current Assets		1,69,242	1,31,540
	Total Assets (1+2)		2,41,011	1,80,826
B	EQUITY AND LIABILITIES			
1	EQUITY			
	(a) Equity Share Capital	17	1,000	1,000
	(b) Other Equity	18	24,274	19,342
	Total Equity		25,274	20,342
2	LIABILITIES			
	Non - Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	19	9,470	11,679
	(ii) Trade Payables			
	A. Total outstanding dues of micro enterprises & small enterprises		-	-
	B. Total outstanding dues of creditors other than micro enterprises		-	-
	(iii) Other Financial Liabilities	20	198	151
	(b) Provisions	21	389	446
	(c) Other Non Current Liabilities	21A	-	-
	Total Non - Current Liabilities		10,057	12,276
3	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	22	17,756	20,848
	(ii) Trade Payables	23		
	- Total Outstanding due to Micro Enterprises and Small enterprises			
	- Total Outstanding dues other than to Micro Enterprises and Small Enterprises			
	A. Total outstanding dues of micro enterprises & small enterprises		2,496	2,175
	B. Total outstanding dues of creditors other than micro enterprises		19,138	17,577
	(iii) Other Financial Liabilities	24	671	505
	(b) Provisions	25	260	70
	(c) Income tax Liabilities (Net)		1,365	-
	(c) Other Current Liabilities	26	1,63,994	1,07,033
	Total Current Liabilities		2,05,680	1,48,208
	Total Equity and Liabilities (1+2+3)		2,41,011	1,80,826
	See accompanying notes forming part of the financial statements	1-47		

In terms of our report attached

For SPCM & Associates
FRN 112165W
Chartered Accountants

For and on behalf of the Board of Directors

CA. SUHAS P. BORA
Partner
M. No. 039765
UDIN: 25039765BMOZOL9916

Virag Kolte
Executive Director
DIN: 08301362

Yashvardhan Patil
Nominee Director
DIN: 06898270

Hitesh Bhandari
Chief Financial Officer

Poonam Thakur
Company Secretary
M.No: A23476

Place : Pune
Date : 24-05-2025

Place : Pune
Date : 24-05-2025



Kolte-Patil Integrated Townships Limited
(Formerly known as Kolte-Patil I-ven Townships (Pune) Limited)
CIN : U70102PN2005PLC140660
Statement of Profit and Loss for the year ended March 31, 2025
(All Amounts in Rs Lakhs, unless stated otherwise)

Particulars		Note No.	For the year ended March 31, 2025	For the year ended March 31, 2024
I	Revenue from operations	27	45,049	64,933
II	Other Income	28	6,636	2,357
III	Total Revenue (I + II)		51,685	67,290
IV	Expenses			
(a)	Cost of services, construction and land	29	30,840	46,238
(b)	Employee benefits expenses	30	1,585	1,056
(c)	Finance costs	31	2,198	5,118
(d)	Depreciation and amortisation expense	32	277	195
(e)	Other expenses	33	5,286	4,705
	Total expenses (IV)		40,186	57,312
V	Profit before tax (III - IV)		11,499	9,978
VI	Tax Expense			
(1)	Current tax		3,755	1,339
(2)	Prior period tax expense/(Income)		25	(546)
(3)	Deferred tax		(407)	2,070
	Total tax expense		3,373	2,864
VII	Profit after tax (V - VI)		8,126	7,114
VIII	Other comprehensive income / loss			
(i)	Items that will not be reclassified to profit and loss - Remeasurements of the defined benefit liabilities / (asset)		1	(39)
(ii)	Income tax relating to items that will not be reclassified to profit and loss		(0)	10
	Total other comprehensive income / loss (Net)		1	(29)
IX	Total comprehensive income for the year (VII + VIII)		8,127	7,085
X	Earnings per equity share (face value Rs. 10) in Rs.	39		
(1)	Basic		81.26	71.14
(2)	Diluted		81.26	71.14
See accompanying notes forming part of the financial statements		1-47		

In terms of our report attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

CA. SUHAS P. BORA

Partner

M. No. 039765

UDIN: 25039765BMOZOL9916

Place : Pune

Date : 24-05-2025

For and on behalf of the Board of Directors

Virag Kolte

Executive Director

DIN: 08301362

Yashvardhan Patil

Nominee Director

DIN: 06898270

Hitesh Bhandari

Chief Financial Officer


Place : Pune

Date : 24-05-2025

Poonam Thakur

Company Secretary

M.No: A23476

<div>  <div> Kolte-Patil Integrated Townships Limited (Formerly known as Kolte-Patil I-ven Townships (Pune) Limited) CIN : U70102PN2005PLC140660 Cash Flow Statement for the year ended March 31, 2025 (All Amounts in Rs Lakhs, unless stated otherwise) </div> </div>		
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
A CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax for the year	11,499	9,978
Finance costs	2,198	5,118
Interest income	(5,170)	(1,948)
Rental Income from investment property	(937)	(166)
Dividend Income	(122)	-
Share of loss/ (Profit) from LLP	(289)	(271)
Depreciation amortisation	277	195
Provision/Credit loss allowance	151	45
Profit on redemption of investment	(62)	(87)
(Profit)/Loss on sale of Fixed Assets	(3)	-
Liabilities written back	-	(45)
Provision for Gratuity and Leave Encashment	1	-
Other non-cash charges (DRR + depreciation reserve)	(155)	-
Operating profit before Working Capital changes	7,388	12,819
Adjustments for changes in Working capital		
(Increase)/decrease in trade and other receivables	(149)	(175)
(Increase)/decrease in inventories	(24,246)	3,583
(Increase)/decrease in other financial assets - non current & current	(323)	(907)
(Increase)/decrease in other current assets	(1,437)	(4,027)
(Increase)/decrease in other non current assets	5,744	(3,118)
Increase/(decrease) in trade and other payables	1,731	4,741
Increase/(decrease) in provisions	132	(4,568)
Increase/(decrease) in other financial liability - non current & current	240	(19)
Increase/(decrease) in other current liability	56,961	11,217
Cash generated from/ (used in) operations	46,040	19,546
Income taxes (paid)/refund received	(2,444)	(1,712)
Net Cash from / (used in) operating activities (A)	43,596	17,834
B CASH FLOW FROM INVESTING ACTIVITIES		
Payment for Purchase of property, plant and equipment, Intangible assets, and CWIP including capital advances	(2,427)	(1,600)
Proceeds from sale of property, plant and equipment and Intangible assets	4	-
Fixed deposit (placed)/redeemed (net)	(15,830)	(496)
Investment in LLPs	289	271
Proceeds from sale/redemption of investments	306	532
Inter corporate deposit (placed)/realised (net)	(22,556)	(20,291)
Amount placed in escrow account (Net)	1,120	(3,442)
Interest received	4,361	1,948
Rental Income from Investment property	937	166
Dividend Income	122	-
Net cash from / (used in) investing activities (B)	(33,674)	(22,912)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from non current borrowings (including current maturities)	961	17,000
Repayment of non current borrowings (including current maturities)	(3,170)	(6,944)
Proceeds from Short term borrowings	17,756	-
Repayment of Short term borrowings	(20,848)	-
Finance cost paid	(2,224)	(5,445)
Dividend Paid	(3,040)	(3,153)
Net Cash from/(used in) financing activities (C)	(10,564)	1,458
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS (A +B+C)	(642)	(3,619)
Cash and cash equivalents (Opening Balance)	6,921	10,541
Cash and cash equivalents (Closing Balance)	6,279	6,921
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(642)	(3,620)
1. Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and cash equivalents comprises of		
Cash in hand	3	0
Balances with Bank		
- In current accounts	6,277	6,921
Cash and cash equivalents	6,279	6,921
See accompanying notes forming part of the financial statements	1-47	
<div> In terms of our report attached. For SPCM & Associates FRN 112165W Chartered Accountants </div> <div> For and on behalf of the Board of Directors <div> CA. SUHAS P. BORA Partner M. No. 039765 UDIN: 25039765BMOZOL9916 </div> <div> Virag Kolte Executive Director DIN: 08301362 </div> <div> Yashvardhan Patil Nominee Director DIN: 06898270 </div> <div> Hitesh Bhandari Chief Financial Officer </div> <div> Poonam Thakur Company Secretary M.No: A23476 </div> </div>		
<div>Place : Pune</div> <div>Date : 24-05-2025</div>		



Kolte-Patil Integrated Townships Limited
(Formerly known as Kolte-Patil I-ven Townships (Pune) Limited)
CIN : U70102PN2005PLC140660
Statement Of Changes in Equity for the year ended March 31, 2025
(All Amounts in Rs Lakhs, unless stated otherwise)

A. Equity Share Capital

Particulars	Amount
Balance as at April 1, 2023	1,000
Change for the year	-
Balance As at March 31, 2024	1,000
Change for the year	-
Balance As at March 31, 2025	1,000

Other Equity

Particulars	Reserves & Surplus					
	Capital Redemption Reserve	Debenture Redemption Reserve	General reserve	Equity Component of Financial Instrument	Retained earnings	Total
Balance as at April 1, 2023	268	1,156	1,334	185	8,860	11,803
Profit for the year	-	-	-	-	7,114	7,114
Other comprehensive income	-	-	-	-	(29)	(29)
Transfer to debenture redemption reserve from general reserve	-	(1,156)	-	-	1,156	-
Adjustment on account of Redeemable Preference Shares	-	-	-	3,696	-	3,696
Dividend paid	-	-	-	-	(3,153)	(3,153)
Equity component on Guarantee commission	-	-	-	(89)	-	(89)
Balance as at March 31, 2024	268	-	1,334	3,792	13,948	19,342
Profit for the year	-	-	-	-	8,126	8,126
Other comprehensive income	-	-	-	-	1	1
Transfer to retained earnings	-	-	-	-	-	-
Adjustment on account of Redeemable Preference Shares	-	-	-	-	-	-
Dividend	-	-	-	-	(3,040)	(3,040)
Equity component on Guarantee commission	-	-	-	(155)	-	(155)
Balance as at March 31, 2025	268	-	1,334	3,637	19,035	24,274

Nature and Purpose of reserves

(a) General reserves

General reserve is a free reserve which is used from time to time to transfer profits from retained earnings for appropriation purposes. As the general reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve will not be reclassified subsequently to statement of profit and loss.

(b) Capital Reserve

Capital reserve is created when company purchases its own shares out of free reserves or securities premium as per section 69 of the Act. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilized in accordance with the provisions of section 69 of the Act.

(c) Debenture Redemption Reserve

The Company has created Debenture Redemption Reserve pursuant to Section 71(4) of the Act.

(d) Equity Component of Financial Instruments

The Company has created the reserve on account of guarantee received from its holding company against long term borrowing for which guarantee commission should have been charged to the Company by holding company considering the IND AS compliances.

In terms of our report attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

CA. SUHAS P. BORA

Partner

M. No. 039765

UDIN: 25039765BMOZOL9916

For and on behalf of the Board of Directors

Virag Kolte

Executive Director

DIN: 08301362

Yashvardhan Patil

Nominee Director

DIN: 06898270

Hitesh Bhandari

Chief Financial Officer

Poonam Thakur

Company Secretary

M.No: A23476

Place : Pune

Date : 24-05-2025

Place : Pune

Date : 24-05-2025

Note No. 3A - Property, Plant & Equipment

Particulars	Gross Block				Accumulated Depreciation				Net Block
	As at April 1, 2024	Additions during the year	Deductions during the year	As at March 31, 2025	As at April 1, 2024	For the year*	On deletion	As at March 31, 2025	As at March 31, 2025
Plant and Equipment	8,240 (6,024)	2,042 (2,221)	2 (5)	10,280 (8,240)	5,122 (4,342)	624 (784)	1 (5)	5,745 (5,121)	4,535 (3,119)
Furniture and Fixtures	163 (137)	27 (52)	1 (26)	190 (163)	98 (101)	10 (22)	0 (26)	108 (98)	82 (65)
Office Equipment	313 (171)	178 (155)	1 (15)	490 (310)	125 (112)	63 (23)	1 (10)	187 (125)	303 (186)
Vehicles	615 (242)	0 (381)	7 (8)	608 (615)	108 (89)	72 (27)	8 (8)	172 (108)	436 (507)
Computers	142 (117)	42 (30)	0 (4)	184 (142)	83 (57)	37 (30)	0 (4)	120 (83)	64 (59)
Total (A)	9,473	2,289	10	11,752	5,536	805	9	6,332	5,420
Previous Year	(6,691)	(2,839)	(59)	(9,471)	(4,701)	(887)	(54)	(5,534)	(3,937)

Note 3C : Intangible Assets

Particulars	Gross Block				Accumulated Amortisation				Net Block
	As at April 1, 2024	Additions during the year	Deletion during the year	As at March 31, 2025	As at April 1, 2024	For the year	On deletion	As at March 31, 2025	As at March 31, 2025
Softwares	13 (12)	1 (1)	-	14 (13)	10 (10)	1 (0)	-	11 (10)	3 (2)
Total (B)	13	1	-	14	10	1	-	11	3
Previous Year	(12)	(1)	-	(13)	(10)	(0)	-	(10)	(2)

Kolte-Patil Integrated Townships Limited
Notes forming part of the financial statements
(All Amounts in Rs Lakhs, unless stated otherwise)

Note 4 : Investment Property

Description of Assets	As at March 31, 2025	As at March 31, 2024
Investment Properties (I -II)	1,690	1,737
I. Gross Block		
Opening Balance	2,119	2,119
Additions during the year	-	-
Closing Balance	2,119	2,119
II. Accumulated Depreciation		
Opening Balance	382	335
Amortisation expense for the year	47	47
Closing Balance	429	382

Kolte-Patil Integrated Townships Limited
Notes forming part of the financial statements
(All Amounts in Rs Lakhs, unless stated otherwise)

Note 5 - Investments : Non-Current

Particulars	As at March 31, 2025	As at March 31, 2024
Investment in Limited Liability Partnership		
Bluebell Township Facility Management LLP	1	1
Kolte-Patil Developers (pune) LLP	1	1
Kolte-Patil Nivasti Projects LLP	0	-
Investment in Associates		
Kolte-Patil Planet Real Estate Private Limited	1,643	1,889
Investment in Subsidiary		
Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	1	1
Custard Real Estate Private Limited	1	-
Kolte Patil Housing(Mumbai) Pvt Ltd	1	-
Total	1,648	1,892

Note 6 - Others Financial Assets : Non Current

Particulars	As at March 31, 2025	As at March 31, 2024
At amortised cost, Unsecured and considered good unless otherwise stated		
(a) Security Deposits	61	52
(b) Fixed deposit having maturity of more than 12 months from the Balance Sheet date	3,057	197
(c) Advance to Limited Liability Partnership	830	515
(d) Receivable from related parties	2,343	1,615
(e) Guarantee contract	22	29
Total	6,313	2,407

Note 7 - Financial Assets : Loans: Current

Particulars	As at March 31, 2025	As at March 31, 2024
At amortised cost, unsecured considered good unless otherwise stated		
Loan to Related party	49,263	26,706
Total	49,263	26,706

Note 8 - Deferred Tax Assets / (Liabilities)

Particulars	For the ended March 31, 2025			
	Opening balance	Recognized in profit and loss	Recognized in other comprehensive income	Closing balance
Deferred tax assets:				
Compensated absences, retirement benefits and bonus	171	57	(0)	228
Provision for Trade receivable and advance to suppliers	61	28	-	88
Revenue recognition (completed method in books of accounts as against percentage of completion method in income tax)	4,310	1,678	-	5,987
Fair valuation impact on financial instruments	693	(369)	-	324
Property, plant and equipment and intangible assets	154	(143)	-	11
Provision for Interest on GST payable	-	8		8
43bH disallowance	8	70		77
Total deferred tax assets	5,397	1,327	(0)	6,723
Deferred tax liabilities:				
Impact of effective interest rate on borrowings	69	2	-	71
Impact of Prepaid Brokrage recoginsed in P&L	848	891		1,739
Impact of Prepaid Gift recoginsed in P&L	120	27		147
Total deferred tax liabilities	1,037	920	-	1,957
Net Deferred tax assets/(liabilities)	4,360	407	(0)	4,766

Note 8 - Deferred Tax Assets / (Liabilities)

Particulars	For the year ended March 31, 2024			
	Opening balance	Recognized in profit and loss	Recognized in other comprehensive income	Closing balance
Deferred tax assets:				
Compensated absences, retirement benefits and bonus	113	48	10	171
Provision for Trade receivable and advance to suppliers	73	(12)	-	61
Revenue recognition (completed method in books of accounts as against percentage of completion method in income tax)	6,194	(1,884)	-	4,310
Fair valuation impact on financial instruments	317	376	-	693
Property, plant and equipment and intangible assets	87	67	-	154
43bH disallowance		8		8
Total deferred tax assets	6,784	(1,397)	10	5,397
Deferred tax liabilities:				
Impact of effective interest rate on borrowings	30	39	-	69
Impact of Prepaid Brokrage recoginsed in P&L	293	555		848
Impact of Prepaid Gift recoginsed in P&L	41	79		120
Total deferred tax liabilities	364	673	-	1,037
Net Deferred tax assets/(liabilities)	6,420	(2,069)	10	4,360

Note 9- Income Tax

Particulars	As at March 31, 2025	As at March 31, 2024
Advance income tax	993	963
Total	993	963

Note 10 - Other non-current assets

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured and considered good		
(a) Advances/security given for real estate development and suppliers	1,349	6,582
Less: Allowance for credit loss	(11)	-
Total	1,338	6,582
(b) Advances for land to Related Parties	151	698
(c) Amount Paid under Protest	48	-
(d) Capital Advance	136	-
Total	1,673	7,281

Note 11 - Inventories

Particulars	As at March 31, 2025	As at March 31, 2024
At cost or net realisable value, whichever is lower		
(a) Raw materials	3,481	2,319
(b) Land, plots and construction work-in-progress	1,23,302	87,034
(c) Completed properties	7,654	20,262
Total	1,34,437	1,09,616

Note 12 - Trade Receivables

Particulars	As at March 31, 2025	As at March 31, 2024
At amortised cost, Unsecured considered good unless otherwise stated		
Considered good	559	411
Considered doubtful	67	45
	627	456
Less : Allowance for credit losses	(67)	(45)
Total	560	411

Trade receivables Ageing Schedule as at March 31, 2025

Particulars	Outstanding for following periods from due date of payment					
	Less than	6 months -	1-2	2-3	More than	Total
	6 months	1 year	years	years	3 years	
(i) Undisputed – considered good	197		24	338	1	559
(ii) Undisputed – which have significant increase in credit risk						-
(iii) Undisputed – credit impaired			7	17	43	67
(iv) Disputed – considered good						-
(v) Disputed – which have significant increase in credit risk						-
(vi) Disputed – credit impaired						-
Total	197	-	31	355	43	627

Trade receivables Ageing Schedule as at March 31, 2024

Particulars	Outstanding for following periods from due date of payment					
	Less than	6 months -	1-2	2-3	More than	Total
	6 months	1 year	years	years	3 years	
(i) Undisputed – considered good	247	50	35	38	41	411
(ii) Undisputed – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed – credit impaired		26	10	9	-	45
(iv) Disputed – considered good	-	-	-	-	-	-
(v) Disputed – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed – credit impaired	-	-	-	-	-	-
Total	247	76	45	47	41	456

Note 13 - Cash and Cash Equivalents

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Cash in hand	3	0
(b) Balances with banks		
- In current accounts	6,277	6,921
"- Fixed deposit maturity less than 3 months	250	303
Total	6,529	7,224

Note 14 - Other Balances with Banks

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Balances held as margin money/security towards obtaining bank guarantees, Fixed deposit with original maturity more than 3 months and upto 12 months	12,160	600
(b) Earmarked accounts		
- Balance held under escrow accounts	2,681	3,801
Total	14,841	4,401

Kolte-Patil Integrated Townships Limited
Notes forming part of the Financial Statements
(All Amounts in Rs Lakhs, unless stated otherwise)

Note 15 - Other Financial Assets : Current

Particulars	As at March 31, 2025	As at March 31, 2024
Financial assets at amortised cost (Unsecured considered good)		
(a) Receivable from related parties	5	-
(b) Accrued Interest on Fixed Deposit	129	48
(c) Investments (Maturity more than 3 months but less than 12 months)	1,463	-
Total	1,597	48

Note 16 - Other Current assets

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured and considered good		
(a) Advances to suppliers		
Considered good	1,685	3,432
Considered doubtful	254	197
Sub-total	1,939	3,629
Less: Allowance for credit loss	(254)	(197)
Total	1,685	3,432
(b) Advances to employees	44	31
Less: Allowance for credit loss	(19)	
	25	31
(c) Balances with government authorities	2,036	2,500
(d) Prepaid expenses	7,532	3,878
(e) Unearned Income	-	-
Total	11,278	9,840

Kolte-Patil Integrated Townships Limited
Notes forming part of the Financial Statements
(All Amounts in Rs Lakhs, unless stated otherwise)

Note 17 - Equity Share Capital

Particulars	As at March 31, 2025	As at March 31, 2024
Authorised: 10,000,000 Equity shares of Rs. 10 each with voting rights (as at March 31, 2024: 10,000,000 equity shares of ₹ 10/- each)	1,000	1,000
Issued, Subscribed and Fully Paid: 10,000,000 Equity shares of Rs. 10 each with voting rights (as at March 31, 2024: 10,000,000 equity shares of ₹ 10/- each)	1,000	1,000
Total	1,000	1,000

Note 17A: Terms, rights & 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 & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

Note 17B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2025		As at March 31, 2024	
	No. of Shares	Amount	No. of Shares	Amount
Equity Shares				
Equity Shares at the beginning of year	1,00,00,000	1,000	1,00,00,000	1,000
Issued during the year	-	-	-	-
Outstanding at the end of year	1,00,00,000	1,000	1,00,00,000	1,000

Note 17C: 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 held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity Shares				
Kolte Patil Developers Ltd.	1,00,00,000	100%	1,00,00,000	100%

Note 17D : Details of Shares held by the venturer in the company

Particulars	As at March 31, 2025		As at March 31, 2024	
	No. of Shares	Amount	No. of Shares	Amount
Kolte Patil Developers Ltd.	1,00,00,000	1,000	1,00,00,000	1,000
Total	1,00,00,000	1,000	1,00,00,000	1,000

Note 17E: Information regarding issue of shares in the last five 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.

Kolte-Patil Integrated Townships Limited
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Note 18 - Other Equity

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Capital Redemption Reserve		
Opening balance	268	268
Add : Additions during the year	-	-
Closing balance	268	268
(b) Debenture Redemption Reserve		
Opening balance	-	1,156
Less : Transferred to retained earnings/general reserve #	-	(1,156)
Closing balance	-	-
(c) General Reserve		
Opening balance	1,334	1,334
Add : Additions during the year	-	-
Closing balance	1,334	1,334
(d) Equity Component of Financial Instrument		
Opening balance	3,792	185
Add/(Less) : Guarantee commission	(155)	(89)
Add/(Less) : Redeemable Preference Shares	-	3,696
Closing balance	3,637	3,792
(e) Retained Earnings		
Opening balance	13,948	8,860
Add : Profit for the year	8,126	7,114
Add : Other comprehensive income (Net)	1	(29)
Add : Transfer from Debenture redemption reserve	-	1,156
Less: Dividend Paid during the year	(3,040)	(3,153)
Closing balance	19,035	13,948
Total	24,274	19,342

Note 19 - Borrowings : Non-Current

Particulars	Non Current		Current	
	As at March 31, 2025	As at March 31, 2024	As at March 31, 2025	As at March 31, 2024
At fair value through profit and loss , unless otherwise stated				
(a) Redeemable Preference Shares (unsecured) 7,321,480 (March 31, 2024 - 7,321,480) 0.0001 % Redeemable preference shares of Rs. 10/- each	9,383	8,422	51	51
(b) Term Loans (Secured) at Amortised Cost From Banks	87	196	13,795	14,296
(c) Payables for Optionally Convertible Debentures redeemed	-	3,062	3,910	6,500
	9,470	11,679	17,756	20,848
Amount disclosed under other current financial liabilities	-	-	(17,756)	(20,848)
Total	9,470	11,679	-	-

Note 19(A) - Redeemable preference shares (unsecured)

The company vide resolution dated September 30, 2023 approved the renunciation of conversion rights of Optionally Convertible Redeemable Preference Share holders (OCRPS). Hence, the nomenclature of OCRPS is changed to Redeemable Preference Shares (RPS) with revision in terms as below:

- 1) Dividend payable on the outstanding RPS shall be at 7% p.a. The dividend shall accrue on a yearly basis.
- 2) The dividend type is cumulative dividend.
- 3) The company shall redeem RPS on or before March 31, 2027.
- 4) The RPS shall be transferable in accordance with and subject to the terms and conditions of the OCRPS dated January 16, 2009 read with all supplemental and amendment letter agreements.

Redeemable preference shares

Name of Preference Share Holders	Number of preference shares outstanding as at March 31, 2025	Amount as on March 31, 2025	Number of preference shares outstanding as at March 31, 2024	Amount as on March 31, 2024
Kolte-Patil Developers Limited (KPDL)	73	9,434	73	8,473
Total	73	9,434	73	8,473

Note 19 (B) Term Loan

Term Loan from banks

Term loan includes Loan from Bajaj Finance Ltd which is secured by mortgage on all rights, interest & title of certain residential projects and Toyota, BMW and ICICI Car Loan are secured by mortgage on all rights, interest & title of car.

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Note 20 - Other Financial Liabilities - Non Current

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Financial Guarantee Contracts	198	151
Total	198	151

Note 21 - Provisions : Non Current

Particulars	As at March 31, 2025	As at March 31, 2024
Provision for employee benefits		
(a) Gratuity	188	251
(b) Compensated absences	200	195
Total	389	446

[premium payable for increase in FSI]

Note 22 - Borrowings : Current

Particulars	As at March 31, 2025	As at March 31, 2024
At amortised cost, Secured		
(a) Current maturities of long-term debt (Refer Note 19)	17,756	20,848
Total	17,756	20,848

Note 23 - Trade Payables : Current

Particulars	As at March 31, 2025	As at March 31, 2024
Carried at amortised cost		
(a) Total outstanding dues of micro enterprises & small enterprises	2,496	2,175
(b) Total outstanding dues of creditors other than micro enterprises & small enterprises	19,138	17,577
Total	21,634	19,752

Trade payable ageing Schedule as at March 31, 2025

Particulars	Outstanding for following periods from due date of payment				
	<1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	2,128	136	83	149	2,496
(ii)Others	16,933	408	669	1,128	19,138
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	19,061	544	752	1,277	21,634

Trade payable ageing Schedule as at March 31, 2024

Particulars	Outstanding for following periods from due date of payment				
	<1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	2,047	61	13	54	2,175
(ii)Others	15,305	648	373	1,251	17,577
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	17,352	709	386	1,305	19,752

Note 24 - Other Financial Liabilities : Current

Particulars	As at March 31, 2025	As at March 31, 2024
Carried at amortised cost		
(a) Interest accrued but not due on borrowings	57	82
(b) Payables to related party	357	298
(c) Salaries, wages, Bonus and other employee payables	257	125
Total	671	505

Note 25 - Provisions : Current

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Provision for employee benefits		
(i) Gratuity	200	25
(i) Compensated absences	60	45
(b) Provision for current tax	1,365	(0)
Total	1,625	70

Note 26 - Other Current Liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Advances received from customers	1,62,655	1,05,976
(b) Others		
- Statutory dues (Contribution to PF, Withholding taxes, GST etc.)	913	626
- Deposits received	426	431
Total	1,63,994	1,07,033

Note 27- Revenue from Operations

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
i) Sale of properties/flats (residential and commercial)	44,743	64,662
ii) Profit from LLP	289	271
iii) Project Management fees	17	-
Total	45,049	64,933

(a) There are no contract assets outstanding at the end of the year.

(2) Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Contracted price	17,80,000	64,667
Adjustments on account of cash discounts or early payment rebates, etc	17,35,257	6
Revenue recognised as per Statement of Profit & Loss	44,743	64,662

Note 28 - Other Income

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Interest Income		
(i) On bank deposits (at amortised cost)	799	183
(ii) On loan to related party	4,371	1,760
(iii) On Debenture	-	6
(b) Other non-operating income		
(i) Dividend Income	122	-
(i) Rental income from others	937	166
(ii) Commission income	35	27
(iii) Profit on sale of assets	3	4
(iv) Profit on redemption of shares	62	87
(v) Guarantee commission income	107	26
(c) Other gains and losses		
(i) Provisions/Liabilities no longer required written back	-	45
(ii) Miscellaneous income	200	55
Total	6,636	2,357

Note 29 - Cost of services, construction and land

Particulars		For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Opening stock including raw material, construction work-in-progress and completed properties		1,09,616	1,13,199
	(a)	1,09,616	1,13,199
(b) Add: Cost incurred during the year			
Cost of land/ development rights		8,673	4,026
Purchase of raw material		18,408	13,138
Contract cost and labour		24,651	20,462
Direct Depreciation		575	735
Personnel costs		2,001	1,752
Finance cost		1,353	2,541
	(b)	55,661	42,655
(c) Less : Closing stock including raw material, construction work-in-progress and completed properties	(c)	1,34,437	1,09,616
Total	(a+b-c)	30,840	46,238

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Note 30 - Employee Benefits Expense

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Salaries and wages	3,250	2,599
Less: Transferred to inventory (Refer Note 29)	(2,001)	(1,752)
(b) Contribution to provident and other funds	252	138
(c) Staff welfare expenses	84	71
Total	1,585	1,056

Note 31 - Finance Costs

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Interest on		
- Debentures	-	5,174
- Term Loans	1,372	832
- Working capital loans	3	0
(b) Other borrowing costs	315	289
(c) Net Loss arising on financial liabilities designated as at FVTPL	1,861	1,364
Less: Transferred to inventory (Refer Note 29)	(1,353)	(2,541)
Total	2,198	5,118

Note 32 - Depreciation and amortisation expense

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Depreciation on tangible assets	805	883
Less: Transferred to inventory (Refer Note 11 and 29)	(575)	(735)
(b) Amortisation on investment property	47	47
Total	277	195

Note 33 - Other Expenses

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(a) Advertisement, Promotion and Selling Expenses	2,713	1,604
(b) Repairs and maintenance		
- Others	1,178	900
(c) Rates and taxes	334	891
(d) Insurance	9	7
(e) Legal and professional fees	285	214
(f) Payment to auditors	40	47
(g) Travelling expenses	7	40
(h) Communication	0	0
(i) Loss on sale of property , plant and equipment	-	2
(j) Corporate social responsibility expenditure	223	172
(k) Allowance for credit loss - Trade receivable and Advances	151	45
(l) Compensation paid	-	679
(m) Project management fees	-	36
(n) Printing and stationery	5	9
(o) Miscellaneous expenses	341	58
Total	5,286	4,705

Note 34 - Particulars of loans given/guarantees given, as required by clause (4) of Section 186 of the Companies Act, 2013

(Rs. In Lakhs)

Name of the party	Nature	As at March 31, 2025	As at March 31, 2024	Period	Rate of Interest	Purposes
Kolte Patil Developers Limited	ICD	22,924	14,845	Repayable on Demand	12%	General Business purpose
Kolte-Patil Real Estate private Limited	ICD	14,019	11,861	Repayable on Demand	12%	General Business purpose
Kolte Patil Smart Spaces Private Limited	ICD	12,319	-	Repayable on Demand	12%	General Business purpose

Note 35 - Contingent Liabilities:

(Rs. in Lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Claims against the Company not acknowledged as debts*	91	294
Claims in respect of Income Tax matters (pending in Appeal)**	23	3,570
Claims in respect of IDT	1,550	1,076
Corporate guarantee given by the company on behalf of its Holding Company***	33,724	18,224
Total	35,389	23,164

*In the opinion of the management, the above claims are not sustainable, the Company does not expect any outflow of economic resources in respect of above claims, and therefore no provision is made in respect thereof.

**As at March 31, 2025, Contingent liability majorly represent demands arising on completion of assessment proceedings under the Income-tax Act, 1961 and other indirect tax act.

These claims are on account of various issues of disallowances, or addition in liability by tax liabilities.

These matters are pending before various appellate authorities and the Management including its tax advisors expect that its position will likely be upheld on ultimate resolution and will not have a material adverse effect on the Company's financial position and results of operations.

***The Company does not expect any outflow of resources in respect of the Guarantees issued.

Note 36 - Auditors Remuneration (net of GST) towards:

(Rs. In Lakhs)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Statutory audit fees	19	19
Tax matters	12	12
Other services	9	16
Total	40	47

Note 37 - Disclosure as per Section 22 of Micro, Small and Medium Enterprises Development Act, 2006

Dues to Micro and Small Enterprises as stated below have been determined to the extent such parties have been identified based on information collected by the Management.

(Rs. In Lakhs)

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	2,496	2,175
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	48	72
(iii) The amount of interest paid by the buyer in terms of Section 16, along with the amounts of the payment made to the supplier beyond the appointed date during each accounting year;	-	-
(iv) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed date during the year) but without adding the interest specified under MSMED Act, 2006;	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year; and	48	72
(vi) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23	143	94

Note 38 - Employee Benefits:

Details of Employee Benefits as required by the Ind AS 19 'Employee benefits' are as under:

A. Defined Contribution Plan

The Company Contributes to provident fund , which is defined contribution plan. Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans is Rs 98 Lakhs (Previous year Rs. 77 lakhs).

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 last drawn salary for each completed year of service. Vesting occurs on completion of five years of service.

The Disclosures 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 benefits plans is as follows:

(Rs. In Lakhs)		
Particulars	As at 31 March 25	As at 31 March 24
Present value of funded defined benefit obligation	416	297
Fair value of plan assets	13	22
Funded status	(403)	(276)
Restrictions on asset recognized	-	-
Net Asset / (Liability) arising from defined benefit obligation	(403)	(276)

ii. Movement in the present value of Defined Benefit Obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(Rs. In Lakhs)		
Particulars	Year ended 31 March 25	Year ended 31 March 24
Present value of benefit obligation at the beginning of the year	297	212
Current service cost	60	38
Transfer In/Out	61	9
Interest cost	23	15
Past service cost	-	-
Re-measurements on obligation [Actuarial (Gain) / Loss] :		
Actuarial (gains)/ losses arising from changes in demographic assumption		
Actuarial (gains)/ losses arising from changes in financial assumption	4	39
Actuarial (gains)/ losses arising from changes in experience adjustment	-	-
Plan asset gain/loss	-	(0)
Benefits paid	(29)	(15)
Present value of defined benefit obligation as on Balance Sheet date.	416	297

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

(Rs. In Lakhs)		
Particulars	Year ended 31 March 25	Year ended 31 March 24
Fair value of Plan Assets at the beginning of the year	22	31
Interest income	2	2
Contributions from the employer	30	5
Mortality Charges and Taxes	(1)	(1)
Re-measurement gain (loss) :		
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	5	0
Benefits paid	(29)	(15)
Fair value of Plan assets as on the end of the year	28	22
Actual Returns on Plan Assets	1	2

Note 38 - Employee Benefits (continued) :

iv. Analysis of Defined Benefit Obligation

(Rs. In Lakhs)

Particulars	As at	As at
	31 March 25	31 March 24
Defined Benefit Obligation as at March 31	(416)	(297)
Fair Value of Plan assets at the end of year	28	22
Net Asset/(Liability) recognized in the Balance Sheet as at 31st March	(388)	(275)

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 profit and loss

(Rs. In Lakhs)

Particulars	Year ended	Year ended
	31 March 25	31 March 24
Current service cost	60	38
Transfer In/Out	61	9
Net Interest expense	21	13
Components of defined benefit costs recognized in profit or loss	142	60

vii. Amount recognized in Statement of Other Comprehensive Income

(Rs. In Lakhs)

Particulars	Year ended	Year ended
	31 March 25	31 March 24
Actuarial (Gain)/Loss		
Opening amount recognised in OCI Outside profit & Loss Account	19	(20)
(i) arising from changes in demographic assumption		
(ii) arising from changes in financial assumption	(1)	39
(iii) arising from changes in experience assumption		
Closing amount recognised in OCI Outside Profit/loss account	19	19

viii. Actual Contribution and benefit payments for the year

(Rs. In Lakhs)

Particulars	Year ended	Year ended
	31 March 25	31 March 24
Actual benefit paid directly by the company	(29)	(15)
Actual contributions	30	5

Particulars	As at March 31, 2025	As at March 31, 2024
Discount Rate	6.60%	7.20%
Expected Rate of Increase in compensation levels	10.00%	10.00%
Expected Rate of Return on Plan Assets	7.20%	7.30%
Expected Average Remaining working lives of employees (Years)	5.11	5.14
Mortality Rate	IALM(2012-14) ult	IALM(2012-14) ult
Withdrawal Rate	19%	19%

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Note 38 - Employee Benefits (continued) :

- a. 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.
- b. 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.
- c. Salary Escalation Rate: The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors.
- d. Withdrawal Rate: It is 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 Lakhs)		
Particulars	As at March 31, 2025	As at March 31, 2024
March 31, 2025	-	58
March 31, 2026	67	44
March 31, 2027	70	49
March 31, 2028	64	48
March 31, 2029	68	54
March 31, 2030	75	304
March 31, 2031 to March 31, 2035	369	-

Weighted Average duration of defined benefit obligation: 6.59 Years (Previous Year: 7.02 Years)

xi. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31st March 2025 is as shown below:

Effect on DBO on account of 1% change in the assumed rates:						
DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
Quarter/Year	1% Increase	1% Decrease	1% Increase	1% Decrease	1% Increase	1% Decrease
31-Mar-25	395.88	438.22	430.68	402.02	413.36	418.93
31-Mar-24	283.51	312.79	308.24	287.16	295.53	299.49

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 the participants will increase the plan's liability.

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

In respect of the plan in India, 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, 2025 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.

Note 39 - 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 development of real estate property, 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.

Note 40 - Related Party Transactions:

a. List of Related Parties

Description of relationship	Name of related parties
Holding Company	Kolte-Patil Developers Limited
Key Managerial Personnel	Yashvardhan Rajesh Patil (Nominee Director)
	Virag Milind Kolte (Whole-time Director)
	Sudha Navandar (Independent Director)
	Hitesh Bhandari (Chief Financial officer w.e.f 1st Mar 2025)
	Sneha Sunil Kulkarni (Additional Director)
	Dhananjay Ramkrishna Barve (Additional Director)
	Poonam Thakur (Company Secretary)
Relative of Key Managerial Personnel (with whom the company had transactions)	Milind kolte
	Naresh Patil
Subsidiary Company	Bluebell Township Facility Management LLP
	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)
	Kolte-Patil Developers (pune) LLP
	Custard Real Estate Private Limited (w.e.f 14/02/2025)
	Kolte Patil Nivasti Projects LLP
	Kolte Patil Housing(Mumbai) Pvt Ltd (w.e.f 14/02/2025)
Joint Venture	Kolte-Patil Planet Real Estate Private Limited
Entity where Key Managerial Person has significant influence (with whom the company had transactions)	Kolte Patil Real Estate Private Limited
Entity where Key Managerial Person has significant influence (with whom the company had transactions)	Imagination Interior Decorators LLP
Entity where Key Managerial Person has significant influence (with whom the company had transactions)	Kori Design House LLP
Entity where Key Managerial Person has significant influence (with whom the company had transactions)	KPE Private Limited
Entity where Key Managerial Person has significant influence (with whom the company had transactions)	Kolte-Patil Foundation

b.Related party transactions and balances outstanding

I. Transactions during the year:

(Rs. In Lakhs)

Type of Transactions	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Interest on Debentures	Kolte-Patil Developers Limited	-	433
Project Management Fees charged	Kolte-Patil Developers Limited	1,047	895
Interest on ICD	Kolte-Patil Developers Limited	2,635	828
Dividend Paid	Kolte-Patil Developers Limited	3,040	2,995
INDAS Dividend on RPS	Kolte-Patil Developers Limited	77	-
FVTPL INDAS Expenditure	Kolte-Patil Developers Limited	1,012	-
Reimbursement against Expenses	Kolte-Patil Developers Limited	0	0
Guarantee Premium Income	Kolte-Patil Developers Limited	107	26
Guarantee Premium Expense	Kolte-Patil Developers Limited	7	4
Remuneration to Key managerial personnel	Hitesh Bhandari	60	-
Remuneration to Key managerial personnel	Nitin Ahuja	-	5
Land Purchase	Milind Kolte	2,588	578
	Kolte-Patil Developers Limited	-	256
	Naresh Patil	-	475
	Ankita Patil	771	-
	Ketan Kolte	-	150
Share of profit/(Loss) from LLP	Bluebell Townships Facility Management LLP	289	271
Loan given/current capital to LLP	Bluebell Townships Facility Management LLP	(25)	(42)
Water Charges	Bluebell Townships Facility Management LLP	773	735
Rental Income	Anisha Education Society (Related party till 9th August 2022)	-	166
Rental Income	Tictactoe Education Private Limited	60	-
ICD given	Kolte-Patil Planet Real Estate Private Limited	-	61
ICD Repaid	Kolte-Patil Planet Real Estate Private Limited	-	61
Interest on ICD	Kolte-Patil Planet Real Estate Private Limited	-	1
Project Mangement Fees - Income	Kolte-Patil Planet Real Estate Private Limited	17	(39)
Buy back of Equity shares	Kolte-Patil Planet Real Estate Private Limited	308	433
Gain on Buy back of Equity shares	Kolte-Patil Planet Real Estate Private Limited	62	87
Reimbursement of Expenses	Kolte-Patil Planet Real Estate Private Limited	5	-
Rental Income for Alluform	Kolte-Patil Planet Real Estate Private Limited	599	-
Dividend Received	Kolte-Patil Planet Real Estate Private Limited	122	-
Equity investment	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	-	1
ICD given	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	12,319	-
Interest on ICD	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	101	-
ICD given	Kolte-Patil Real Estate Private Limited	3,458	5,871
ICD Repayment received	Kolte-Patil Real Estate Private Limited	1,300	425
Interest on ICD	Kolte-Patil Real Estate Private Limited	1,635	930
ICD given	Kolte-Patil Developers Limited	21,808	20,191
ICD Repaid	Kolte-Patil Developers Limited	13,728	5,346
CSR Expenditure	Kolte-Patil Foundation	-	30
Design Consultancy and execution	Imagination Interior Decorators LLP	239	306
Consultancy fee	Kori Design House LLP	0	242
Director remuneration	Virag Kolte	84	84
Work contract advance	KPE Private Limited	1,400	1,400
Redemption of debentures	Kolte-Patil Developers Limited	-	3,037
Equity investment	Custard Real Estate Private Limited	1	1
Equity investment	Kolte Patil Housing(Mumbai) Pvt Ltd	1	-
Equity investment	Kolte Patil Nivasti Projects LLP	0	-
Introduction of current capital	Kolte-Patil Developers (pune) LLP	1	-
Reimbursement of Expenses	Kolte-Patil Developers (pune) LLP	-	-

Note 40 - Related Party Transactions (continued):

II. Balances at year end:

(Rs. In Lakhs)			
Account Balance	Particulars	As at March 31, 2025	As at March 31, 2024
Interest Payable on Debentures	Kolte-Patil Developers Limited	-	-
Receivable/(Payable) against Project Mangement Fees	Kolte-Patil Planet Real Estate Private Limited	(280)	(298)
Advance/(Payable) against Project Management Fees	Kolte-Patil Developers Limited	-	(1,072)
ICD given	Kolte-Patil Developers Limited	-	-
	Kolte-Patil Planet Real Estate Private Limited	-	-
(Receivable)/Payable against Reimbursement of Expenses	Kolte-Patil Developers Limited	-	-
Receivable against Interest on ICD	Kolte-Patil Developers Limited	700	333
Receivable against Interest on ICD	Kolte-Patil Planet Real Estate Private Limited	-	-
Receivable against ICD	Kolte-Patil Developers Limited	22,924	14,845
IndAS RPS Dividend Expenditure	Kolte-Patil Developers Limited	77	-
FVTPL INDAS Expenditure	Kolte-Patil Developers Limited	(1,012)	-
Equity Shares	Kolte-Patil Developers Limited	1,000	1,000
Debenture	Kolte-Patil Developers Limited	-	-
Preference Shares	Kolte-Patil Developers Limited	-	-
Advance for Land Purchase	Milind Kolte	2	580
Payable for Land purchase	Rajesh Patil	31	31
Advance received against sale of land	Kolte-Patil Planet Real Estate Private Limited	-	-
Investment in LLP (Fixed Capital and Current Capital)	Bluebell Townships Facility Management LLP	830	515
Trade Payable	Bluebell Townships Facility Management LLP	653	694
Investment in Joint venture	Kolte-Patil Planet Real Estate Private Limited	-	1,889
Payable for consultancy	Imagination Interior Decorators LLP	53	24
Investment in subsidiary	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	1	1
ICD receivable	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	12,319	-
Interest receivable	Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)	91	-
Investment in subsidiary	Custard Real Estate Private Limited	1	-
Investment in subsidiary	Kolte Patil Housing(Mumbai) Pvt Ltd	1	-
ICD receivable	Kolte-Patil Real Estate Private Limited (KPPE)	14,019	11,861
Interest receivable	Kolte-Patil Real Estate Private Limited (KPPE)	1,552	1,045
Rent Receivable	Anisha Education Society (Related party till 9th August 2022)	-	236
Rent Receivable	Tictactoe Education Private Limited	18	-
Payable for consultancy	Kori Design House LLP	57	48
Advance against RCC Contract	KPE Private Limited	-	1,399
Reimbursement of expenses	Snowflower Properties Private Limited	0	0
Equity Shares	Kolte-Patil Developers (pune) LLP	2	1
Payables for land purchase	Ketan Kolte	118	149

Note 41 - Earnings per share:

(Rs. in Lakhs)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Net Profit attributable to shareholder (Rs. in lakhs)	8,126	7,114
Nominal Value of equity Shares (Rs.)	10	10
Weighted average number of equity shares for basic and diluted EPS (Rs. in lakhs)	100	100
Basic and Diluted* earnings per share (Rs.)	81.26	71.14

*As the optionally convertible redeemable preference shares and optionally convertible debentures together with the unpaid coupons may be converted at the option of preference share holder and debenture holders into equity shares on maturity at a mutually agreed price, the number of equity shares to be considered for dilution, if any are not considered in computation of earnings per share since the mutually agreement price has not been determined as on March 31, 2025.

Note 42 - Details of CSR expenditure

1. Disclosure for spent on corporate social responsibility

(Rs. In Lakhs)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
a) Amount required to be spent by the company during the year	223	173
b) Amount of expenditure incurred	9	58
c) Shortfall during the year	214	115
d) Shortfall at the beginning of the year	241	173
e) Amount of expenditure incurred pertaining to previous year	61	47
f) Shortfall at the end of the year	394	241

2. Reason for Shortfall

The Company has identified the CSR projects, the unspent amount has been transferred to Special CSR A/C as on April 30, 2025 for the identified ongoing CSR projects for the FY 2024-25.

For FY 2023-24, the unspent amount was transferred to Special CSR Account for the identified project as on April 30, 2024 and the Company is spending for the identified ongoing projects.

3. Nature of CSR activities

- (a) Promotion of Education
- (b) Healthcare
- (c) Rural development
- (d) development of orphanages and old age homes

4. Details of Related party transaction

N.A.

5. Movements in the provision during the year

(There is no liability incurred by entering into a contractual obligation for CSR)

Note 43 - 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:

(Rs. In Lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Debt*	27,283	32,609
Cash & Bank Balances	6,529	7,224
Net Debt	20,754	25,385
Total Equity	25,274	20,342
Net Debt to Equity Ratio	0.82	1.25

*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, 2025 is as follows:

(Rs. In Lakhs)

Particulars	Fair Value through P&L	Fair Value through OCI	Amortised Cost	Total Carrying value	Total Fair value*
Assets:					
Cash and cash equivalents	-	-	6,529	6,529	6,529
Other Balances with bank	-	-	14,841	14,841	14,841
Trade receivables	-	-	560	560	560
Investments	-	-	1,648	1,648	1,648
Loans	-	-	49,263	49,263	49,263
Other financial assets	-	-	7,911	7,911	7,911
Total	-	-	80,751	80,751	80,751
Liabilities:					
Trade and other payables	-	-	21,634	21,634	21,634
Borrowings-Debentures issued	0	-	-	-	-
Borrowings-Preference share issued	0	-	9,434	9,434	9,434
Other borrowings	-	-	17,792	17,792	17,792
Other financial liabilities	-	-	869	869	869
Total	0	-	49,730	49,730	49,730

*The fair value of cash and cash equivalents, other balances with banks, trade receivables, Investment, other financial assets, trade payables, borrowings and financial 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, 2024 is as follows:

(Rs. In Lakhs)

Particulars	Fair Value through P&L	Fair Value through OCI	Amortised Cost	Total Carrying value	Total Fair value*
Assets:					
Cash and cash equivalents	-	-	7,224	7,224	7,224
Other Balances with bank	-	-	4,401	4,401	4,401
Trade receivables	-	-	411	411	411
Investments	-	-	1,892	1,892	1,892
Loans	-	-	26,706	26,706	26,706
Other financial assets	-	-	2,455	2,455	2,455
Total	-	-	43,089	43,089	43,089
Liabilities:					
Trade and other payables	-	-	19,752	19,752	19,752
Borrowings-Debentures issued	-	-	-	0	-
Borrowings-Preference share issued	-	-	8,473	8,473	8,473
Other borrowings	-	-	24,054	24,054	24,054
Other financial liabilities	-	-	656	656	656
Total	-	-	52,934	52,934	52,934

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

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.

Note 43 - Financial Instruments (continued)

II) Financial Risk Management Objectives (continued)

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 interest rates.

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.

III) 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

IV) 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 Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, unbilled revenue, 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.

V) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at March 31, 2025:

(Rs. In Lakhs)				
Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade payables				
March 31, 2025	21,634	21,634	0	21,634
March 31, 2024	19,752	19,752	0	19,752
(b) Borrowings and interest thereon				
March 31, 2025	27,283	17,813	9,470	27,283
March 31, 2024	32,609	20,930	11,679	32,609
(c) Other financial liabilities				
March 31, 2025	869	671	198	869
March 31, 2024	656	505	151	656
Total				
March 31, 2025	49,786	40,118	9,669	49,786
March 31, 2024	53,017	41,186	11,830	53,017

Kolte-Patil Integrated Townships Limited
Notes forming part of the financial statements
(All Amounts in Rs Lakhs, unless stated otherwise)

Note 44 - Details of the investment property and its fair value:

The company had recently obtained the fair valuation of its investment property as at March 31, 2025 from a Government registered independent valuer who holds a recognised and relevant professional qualification and has experience in the location and category of the investment property being valued.

The fair value was derived considering various factors as mentioned below :

- For Building – Location, year of construction, present condition, market value, etc.
- For Furniture & Fixtures – purchase cost, age, use, present condition, technical parameters, technology obsolescence, etc.

The fair values of investment properties are given below:

(Rs. in Lakhs)		
Description	As at March 31, 2025	As at March 31, 2024
Building & Internal Furniture & Fixtures	2,419	2,328
Total	2,419	2,328

Note 45 - Current tax and deferred tax

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

(Rs. In Lakhs)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Profit Before tax	11,499	9,978
Enacted tax rate	25.17%	25.17%
Income tax calculated at enacted rate	2,894	2,511
Tax effect of expenses not deductible in determining tax profit	588	362
Tax effect on tax exempted income	(131)	(110)
Tax expenses/(income) of previous year recorded in current year	25	108
Others	(6)	(7)
Income tax expense recognized in profit and loss	3,370	2,864

Note 46 - Ratio Analysis and its elements *(based on requirements of schedule III)*

Sr. no	Ratio	Numerator	Denominator	31-Mar-25	31-Mar-24	% change	Reason for variance
1	Current ratio	Current Assets	Current Liabilities	0.82	0.89	-7.29%	Net decrease in the ratio is due to increase in current trade Payables and decrease in current borrowings.
2	Debt- Equity Ratio	Total Debt	Shareholder's Equity	1.08	1.60	-32.63%	Net decrease in the ratio is due to increase in shareholder's equity on account of profit added and decrease in total debt.
3	Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.48	1.11	-57.11%	Decrease in the ratio is on account of Increase in Repayment of borrowings during the year.
4	Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	0.36	0.43	-17.00%	Increase in shareholders equity in current year as compared to previous year has resulted into decrease in the ratio.
5	Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.25	0.42	-39.11%	Net decrease in the ratio is due to increase in inventories and decrease in Cost of goods sold as compared to Previous year.
6	Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	92.28	214.96	-57.07%	Decrease in sales and increase in Trade Receivables in current year as compared to previous year has resulted in decrease in the ratio
7	Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	2.69	2.45	9.61%	Increase in purchases in current year as compared to previous year has resulted in increase in ratio
8	Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	-1.23	-3.88	-68.34%	Net decrease in the ratio is due to increase in working capital and decrease in Sales as compared to Previous year.
9	Net Profit ratio	Net Profit	Net sales = Total sales - sales return	0.18	0.11	65.02%	Increase in the Profit and decrease in sales during the current year as compared to Previous year has resulted into increase in the ratio.
10	Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.26	0.29	-8.63%	Decrease in the ratio is on account of decrease in Earnings before interest and taxes during the year.
11	Return on Investment	Interest (Finance Income)	Investment	0.08	0.07	13.18%	Higher closing investment balance resulted into decrease in the ratio

47. Amount less than Rs. 0.5 Lakh has been rounded off and shown as Rs. 0 Lakh.

For and on behalf of Board of Directors

Virag Kolte
Executive Director
DIN: 08301362

Yashvardhan Patil
Nominee Director
DIN: 06898270

Hitesh Bhandari
Chief Financial Officer
Place : Pune
Date :

Poonam Thakur
Company Secretary
M.No: A23476