

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of IND AS Financial Statements**Opinion**

We have audited the accompanying IND AS Financial statements of **KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**, ("the company") which comprise the Balance sheet as at 31st March, 2026, the Statement of Profit and Loss, statement of cash flows & statement of changes in equity for the year then ended and Notes to the IND AS Financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter collectively referred to as the "IND AS Financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and its loss & changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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



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

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

Our opinion on the IND AS Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

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

Responsibilities of Management and Those Charged with Governance for the IND AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these IND AS Financial Statements that give a true and fair view of the financial position, financial performance and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the IND AS Financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibility

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

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

- Identify and assess the risks of material misstatement of the IND AS Financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. 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 IND AS Financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the IND AS Financial statements, including the disclosures, and whether the IND AS Financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

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

Report on the Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid IND AS Financial statements.
 - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid IND AS Financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - c) The Balance Sheet, Statement of Profit and Loss & Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the IND AS Financial statements.
 - d) In our opinion, the aforesaid IND AS Financial statements comply with the Accounting Standards referred under Section 133 of the Act as applicable, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of written representations received from the directors as on 31 March, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2026, 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 with reference to standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure A” to this report;
- g) With respect to the other matters included in the Auditor’s Report in accordance with Rule 11 of the companies (Audit and Auditors) Rules, 2014, and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position in its IND AS Financial statements Refer note no 19 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv.
 - a) We have received representation from the Management that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - b) We have received representation from the Management that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever (“Ultimate Beneficiaries”) by or on behalf of the of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.
 - c) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis-statement.
 - v. The company has not declared or paid any dividend during the year. Hence, the compliance with the provisions of Sec. 123 of the Act is not applicable to the Company for the financial year.

- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of accounts 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. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trail has been enabled. Additionally, the audit trail of prior years has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective years.
- vii. 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: 26039765SDVPHH1177
Place: Pune
Date: 18-05-2026

“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 Lifespaces Private Limited (Formerly known as Anisha Lifespaces Private Limited) for the year ended March 31, 2026:

1) In respect of Fixed Assets:**Clause 3(i)(a)**

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

Clause 3(i)(b)

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

Clause 3(i)(c)

(c) The company does not have any immovable property as at 31-03-2026 and hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3(i)(d)

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

Clause 3(i)(e)

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

2) Clause 3(ii)(a)

(a) The company does not hold any inventory, as on 31-03-2026, hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3(ii)(b)

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

3) Clause 3 (iii)(a)

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

Clause 3 (iii)(b)

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

| Sr. No. | Name of Entity | Relationship with the Company | Aggregate Amount for FY 2025-26 (in Hundreds) | Amount as on 31-03-2026 (in Hundreds) |
|----------------|-----------------------|--------------------------------------|--|--|
| 1. | Amco Landmark Realty | Investment in Joint Venture | (3,34,907) | (3,34,907) |

* negative value represents value of investments withdrawn during the year

Clause 3 (iii) (c)

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

Clause 3 (iii) (d)

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

Clause 3 (iii)(e)

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

Clause 3 (iii)(f)

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

4) Clause 3 (iv)

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

5) Clause 3 (v)

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

6) Clause 3 (vi)

Having regard to the nature of the company's business / activities, reporting under Clause 3 (vi) of the order is not applicable.

7) Clause 3 (vii)

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

- a) The Company has been generally regular in depositing undisputed statutory dues including Income-Tax, Goods & Services Tax; and any other statutory dues with the appropriate authorities. There were no undisputed amounts payable in respect of the above in arrears as at March 31, 2026 for a period of more than six months from the date on when they became payable.
- b) According to the information and explanation given to us, no undisputed amount payable in respect of Income tax and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they become payable.

8) Clause 3 (viii)

According to the information and explanation given to us there are no such transactions that have been surrendered or disclosed as income under Income Tax Act, 1961 and same has not been recorded in the books of accounts, and hence specific disclosure or reporting under this clause of the Order is not applicable.

9) Clause 3 (ix)(a)

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

Further, loans amounting to Rs 12,51,313/- (Rs Hundreds) are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanations given to us, such loans and interest thereon have not been demanded for repayment during the financial year. Considering the above, in our opinion, the Company has not defaulted in the repayment of loans or other borrowings, or in the payment of interest thereon to any lender during the year.

Clause 3 (ix)(b)

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

Clause 3 (ix)(c)

(c) As per the information provided the term loans were applied for the purpose for which the loans were obtained and hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3 (ix)(d)

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

Clause 3 (ix)(e)

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

Clause 3 (ix)(f)

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

10) Clause 3 (x) (a)

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

Clause 3 (x) (b)

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

11) Clause 3 (xi)(a)

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

Clause 3 (xi)(b)

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

Clause 3 (xi)(c)

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

12) Clause 3 (xii)

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

13) Clause 3 (xiii)

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

14) Clause 3 (xiv)(a)

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

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

15) Clause 3 (xv)

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

16) Clause 3 (xvi)(a)

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

Clause 3 (xvi)(b)

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

Clause 3 (xvi)(c)

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

17) Clause 3 (xvii)

As per the reports the company has incurred cash losses in the financial year amounting to Rs 4,22,619/- (Amount Rs in Hundreds).

18) Clause 3 (xviii)

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

19) Clause 3 (xix)

On the basis of financial ratios, ageing and expected dates of realization of financial assets and payments of financial liabilities and other information accompanying the financial statements and our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the

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

20) Clause 3 (xx)

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

21) Clause 3 (xxi)

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

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

**CA Suhas P. Bora
Partner
M. No. 039765
UDIN: 26039765SDVPHH1177
Place: Pune
Date: 18-05-2026**

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 **KP Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)** ("the Company") as of March 31, 2026 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, 2026, 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: 26039765SDVPHH1177
Place: Pune
Date:18-05-2026

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Balance sheet As at 31st Mar, 2026

(Rs. in Hundred)

| | | | As on 31st Mar 2026 | As on 31st Mar 2025 |
|---|----------|--|---------------------|---------------------|
| Particulars | Note No. | | | |
| ASSETS | | | | |
| 1 Non-current assets | | | | |
| (a) Financial Assets | | | | |
| (i) Investments | 3 | | 345 | 85,719 |
| (ii) Other Financial Asset | | | - | - |
| (b) Deferred Tax Assets (Net) | 4 | | 54,148 | 90,004 |
| (c) Income Tax Assets (Net) | | | 8,157 | 8,157 |
| Total Non - Current Assets | | | 62,650 | 1,83,880 |
| 2 Current assets | | | | |
| (a) Inventories | | | - | - |
| (b) Financial Assets | | | | |
| (i) Trade Receivables | 5 | | - | 3,30,813 |
| (ii) Cash and Cash Equivalents | 6 | | 9,137 | 8,900 |
| (c) Other Current Assets | | | | |
| (i) Other Current Assets | 7 | | 2,515 | 3,52,389 |
| (ii) Other Financial Assets | 8 | | 3,50,000 | - |
| Total Current Assets | | | 3,61,652 | 6,92,102 |
| Total Assets (1+2) | | | 4,24,302 | 8,75,982 |
| EQUITY AND LIABILITIES | | | | |
| 1 SHAREHOLDER'S FUNDS | | | | |
| (a) Equity Share capital | 9 | | 1,000 | 1,000 |
| (b) Reserves and Surplus | 10 | | (8,90,660) | (4,32,185) |
| Total Equity | | | (8,89,660) | (4,31,185) |
| 2 LIABILITIES | | | | |
| Non-current liabilities | | | | |
| (a) Deferred Tax Liabilities (Net) | | | - | - |
| Total Non - Current Liabilities | | | - | - |
| 3 Current liabilities | | | | |
| (a) Financial Liabilities | | | | |
| (i) Short term borrowings | 11 | | 12,51,313 | 12,11,587 |
| (ii) Trade payables | 12 | | | |
| A. Total outstanding dues of micro enterprises and small enterprises | | | 80 | 229 |
| B. Total outstanding dues of creditors other than micro enterprises and small enterprises | | | 22,132 | 22,132 |
| (iii) Other financial liabilities | 13 | | 33,687 | 67,779 |
| (b) Other current liabilities | 14 | | 2,727 | 2,710 |
| (c) Provisions | 15 | | 4,022 | 2,729 |
| (d) Current Tax Liabilities (Net) | | | | |
| Total Current Liabilities | | | 13,13,962 | 13,07,167 |
| Total Equity and Liabilities (1+2+3) | | | 4,24,302 | 8,75,982 |
| See accompanying notes to the financial statements | 1-33 | | | |

In terms of our report of even date attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

For and on behalf of Board of Directors

CA Suhas P Bora

Partner

M.No. 039765

UDIN : 26039765SDVPHH1177

Place : Pune

Date: 18-05-2026

Vinod Eknath Patil

Director

DIN: 06833911

Ravi Prakash Porwal

Director

DIN: 08520766

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Statement of Profit and Loss for the year ended Mar 31st, 2026

(Rs. in Hundred)

| Particulars | Note No. | For the year ended 31st March 2026 | For the year ended 31st March 2025 |
|--|----------|---------------------------------------|---------------------------------------|
| I Revenue from operations | | - | - |
| II Other Income | 16 | 65,093 | 11,739 |
| III Total Revenue (I + II) | | 65,093 | 11,739 |
| IV EXPENSES | | | |
| (a) Cost of services, construction and land | | - | - |
| (b) Employee benefits expense | | - | - |
| (b) Finance costs | 17 | 1,54,037 | 1,74,850 |
| (c) Other expenses | 18 | 3,33,675 | 3,042 |
| Total Expenses | | 4,87,712 | 1,77,892 |
| V Profit before tax (III - IV) | | (4,22,619) | (1,66,153) |
| VI Tax Expense | | | |
| # Current tax | | - | |
| # Deferred tax charge/ (credit) | 4 | 35,856 | (4,221) |
| Total tax expense | | 35,856 | (4,221) |
| VII Profit after tax (V - VI) | | (4,58,475) | (1,61,932) |
| VIII Other comprehensive income/(loss) | | | |
| (i) Items that will not be reclassified to profit or loss | | | |
| - Remeasurements of the defined benefit liabilities / (asset) | | - | - |
| Total Other Comprehensive Income/(loss) (Net) | | - | - |
| IX Total Comprehensive income for the year (VII + VIII) | | (4,58,475) | (1,61,932) |
| X Earnings per equity share (Face Value Rs. 10) in Rs. | | | |
| # Basic | | (45.85) | (16.19) |
| # Diluted | | (45.85) | (16.19) |
| See accompanying notes to the financial statements | 1-33 | | |

In terms of our report of even date attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

CA Suhas P Bora

Partner

M.No. 039765

UDIN : 26039765SDVPHH1177

Place : Pune

Date: 18-05-2026

For and on behalf of Board of Directors

Vinod Eknath Patil

Director

DIN: 06833911

Ravi Prakash Porwal

Director

DIN: 08520766

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159

Cash Flow Statement for the year ended Mar 31st, 2026

(Rs. in Hundred)

| Particulars | For the year ended 31st March 2026 | For the year ended 31st March 2025 |
|--|---------------------------------------|---------------------------------------|
| A. CASH FLOW FROM OPERATING ACTIVITIES | | |
| Net Profit before tax: | (4,22,619) | (1,66,153) |
| <u>Adjustment for:</u> | | |
| Depreciation/Amortisation | - | - |
| Finance costs | 1,54,037 | 1,74,850 |
| Interest income | - | (11,739) |
| Operating profit before Working Capital changes | (2,68,582) | (3,042) |
| Adjustments for changes in Working capital | | |
| (Increase)/decrease in trade receivables | 3,30,813 | - |
| (Increase)/decrease in other financial assets - non-current & current | (3,50,000) | (4,221) |
| (Increase)/decrease in other non-current and current assets | 3,49,874 | 2,48,330 |
| Increase/(decrease) in trade payables | (149) | (1,235) |
| Increase/(decrease) in other current liabilities | (32,781) | (1,41,751) |
| Cash generated from/ (used in) operations | 29,175 | 98,081 |
| Income taxes refund/ (paid) | - | 4,221 |
| Net Cash from / (used in) operating activities (A) | 29,175 | 1,02,302 |
| B. CASH FLOW FROM INVESTING ACTIVITIES | | |
| Non Current Investments made | 85,374 | 4,79,562 |
| Proceeds from sale of /redemption of Non-current investments | (1) | - |
| Interest income received | - | 11,739 |
| Net Cash from/(used in) investing activities (B) | 85,373 | 4,91,301 |
| C. CASH FLOW FROM FINANCING ACTIVITIES | | |
| Proceeds of Short term borrowings | 39,726 | (4,42,858) |
| Finance cost paid | (1,54,037) | (1,74,850) |
| Net Cash from/(used in) financing activities (C) | (1,14,311) | (6,17,708) |
| D. Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C) | 237 | (24,105) |
| Cash and cash equivalents (Opening balance) | 8,900 | 33,005 |
| Cash and cash equivalents (Closing balance) | 9,137 | 8,900 |
| NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS | 237 | (24,105) |
| Reconciliation of Cash and cash equivalents with Balance Sheet | | |
| Cash and Cash equivalents as per Balance Sheet (Refer Note 9) | 9,137 | 8,900 |
| Cash and cash equivalents comprise of: | | |
| Cash in hand | 407 | 434 |
| Balances with banks | | |
| - In current accounts | 8,730 | 8,466 |
| Total | 9,137 | 8,900 |

In terms of our report of even date attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

For and on behalf of Board of Directors

CA Suhas P Bora

Partner

M.No. 039765

UDIN : 26039765SDVPHH1177

Place : Pune

Date: 18-05-2026

Vinod Eknath Patil

Director

DIN: 06833911

Ravi Prakash Porwal

Director

DIN: 08520766

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
CIN: U70200PN2019PTC181159
Statement of Changes in Equity for the year ended 31st Mar, 2026

a) Equity share capital

(Rs. in Hundred)

| Particulars | For the year ended 31st March 2026 |
|------------------------------------|--|
| Balance as at April 1, 2025 | 1,000 |
| Change for the year | - |
| Balance as at Mar 31, 2026 | 1,000 |
| Change for the Period | - |
| Balance as at Mar 31, 2026 | 1,000 |

b) Other Equity 25-26

(Rs. in Hundred)

| Particulars | Reserves & Surplus | | | Total |
|-----------------------------------|------------------------------------|--|----------------------|-------------------|
| | Debenture Redemption Reserve | Compulsorily Convertible Debentures pending conversion into Equity Shares | Retained Earnings | |
| Balance as at April 1, 2025 | - | - | (4,32,185) | (4,32,185) |
| Profit for the year | - | - | (4,58,475) | (4,58,475) |
| Balance as at Mar 31, 2026 | - | - | (8,90,660) | (8,90,660) |

Nature and Purpose of reserves

(A) Retained earnings

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

**In terms of our report of even date attached
For SPCM & Associates
FRN 112165W
Chartered Accountants**

For and on behalf of Board of Directors

**CA Suhas P Bora
Partner
M.No. 039765**

**Vinod Eknath Patil
Director
DIN: 06833911**

**Ravi Prakash Porwal
Director
DIN: 08520766**

**UDIN : 26039765SDVPHH1177
Place : Pune
Date: 18-05-2026**

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

1. CORPORATE INFORMATION

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

The financial statements for the period ended 31st March 2026 were approved by the Board of Directors.

2. SIGNIFICANT ACCOUNTING POLICIES

A. Statement of Compliance

Financial statements for the period from 1 April 2025 to 31 March 2026, are prepared in accordance with Indian Accounting Standards ("Ind AS"), and the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter.

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

B. Basis of Preparation of Financial Statements:

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

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis except measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

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

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

C. Use of Estimates:

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

Significant accounting judgements, estimates and assumptions used by management. Refer Note "M"

D. Cash Flow Statement:

Cash flows statement is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

E. Revenue Recognition:

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

F. Borrowing Cost:

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

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

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

G. Earnings Per Share:

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

H. Current and Deferred Taxes:

Current Tax:

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

Deferred Tax:

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

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

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

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

I. Employee Benefits:

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

J. Impairment:

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

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

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

ii. Non-financial assets:

Property, Plant & Equipment (PPE):

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

Provisions, Contingent Liabilities and Contingent Assets:

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

K. Operating Cycle:

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

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

L. Financial Instruments:

Initial recognition

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

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

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised in profit or loss.

Effective interest method:

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

Financial assets at amortised cost:

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

Financial assets at fair value:

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

Financial liabilities and equity instruments:

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

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

Financial liabilities are measured at amortised cost using the effective interest method.

Financial liabilities at FVTPL are stated at fair value, with gains and losses arising on re-measurement recognised in Statement of profit and loss.

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

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

Significant management judgements:

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

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

Significant management estimates:

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

1. Evaluation of indicators for impairment of assets

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

2. Contingent Liabilities

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

3. Impairment of Financial Assets

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

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

4. Defined Benefit Obligation (DBO)

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

5. Fair Value Measurements

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

6. Investment in subsidiaries, joint ventures and associates

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

N. Cash and cash equivalents:

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

O. Events occurring after Balance Sheet date –

No significant events which could affect the financial position as on March 31, 2026, to a material extent has been reported by the company, after the balance sheet date till the signing of report.

P. Prior Period and Extra Ordinary Items

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

Q. Previous year's figures

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

2A. NEW AND AMENDED STANDARDS

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated March 31, 2023 to amend the following Ind AS which are effective for annual periods beginning on or after April 01, 2023. The Company applied for the first-time these amendment:

Kolte-Patil Lifespaces Private Limited
(Formerly known as Anisha Lifespaces Private Limited)
Notes forming part of the financial statements for the year ended March 31, 2026

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates, changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures. The amendments have had an impact on the Company's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in the Company's financial statements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences such as leases.

The Company previously recognised for deferred tax on leases on a net basis. As a result of these amendments, the Company has recognised a separate deferred tax asset in relation to its lease liabilities and a deferred tax liability in relation to its right-of-use assets. Since, these balances qualify for offset as per the requirements of paragraph 74 of Ind AS 12, there is no impact in the balance sheet. There was also no impact on the opening retained earnings as at April 01, 2022.

Apart from these, consequential amendments and editorials have been made to other Ind AS like Ind AS 101, Ind AS 102, Ind AS 103, Ind AS 107, Ind AS 109, Ind AS 115 and Ind AS 34.

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note 3- Financial Assets - Investments

| Particulars | (Rs. in Hundred) | |
|---|----------------------------|----------------------------|
| | As on 31st Mar 2026 | As on 31st Mar 2025 |
| Unquoted Investments | | |
| Investments in Partnership Firms | | |
| AMCO Landmark Realty | - | 85,374 |
| Kolte Patil Nivasti Projects LLP | 325 | 325 |
| Kolte Patil Developers (Pune) LLP | 10 | 10 |
| Kolte Patil Mumbai Projects LLP | 10 | 10 |
| Total | 345 | 85,719 |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note - 4 : Deferred Tax Assets / (Liabilities)

| Significant components of deferred tax assets and liabilities | (Rs. in Hundred) | | | |
|--|-------------------------------------|---|---|--------------------------------------|
| | Opening balance as on April 1, 2025 | Recognized in the statement of profit or loss | Recognized in/ reclassified from other comprehensive income | Closing balance as on March 31, 2026 |
| Deferred tax assets: | | | | |
| Employee Benefits | | - | | - |
| Brought forward losses | 90,004 | (35,856) | - | 54,148 |
| Provision for credit loss | - | | - | - |
| Total deferred tax assets | 90,004 | (35,856) | - | 54,148 |
| Deferred tax liabilities: | | | | |
| Property, plant and equipment and intangible assets | - | - | - | - |
| Employee Benefits | - | - | - | - |
| Net gain arising on financial liability designated as at FVTPL | - | - | - | - |
| Total deferred tax liabilities | - | - | - | - |
| Net Deferred tax assets/(liabilities) | 90,004 | (35,856) | - | 54,148 |

KOLTE-PATH LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note - 5 : Trade Receivables

| Particulars | (Rs. in Hundred) | |
|---|------------------------|------------------------|
| | As on 31st Mar 2026 | As on 31st Mar 2025 |
| At amortised cost, Unsecured considered good unless otherwise stated | | |
| Considered good | 3,30,813 | 3,30,813 |
| Trade receivable outstanding for a period exceeding 6 months from the date they are due for payment | - | - |
| Less : Provision for doubtful debts | -3,30,813 | |
| Total | - | 3,30,813 |

Trade receivable ageing Schedule as at 31 March 2026

| Particulars | Outstanding for following periods from due date of payment | | | | |
|--|--|-----------|-----------|-------------------|-----------|
| | less than 1 Year | 1-2 Years | 2-3 years | More than 3 Years | Total |
| (i) Undisputed – considered good | | | | | - |
| (ii) Undisputed – which have significant increase in credit risk | | | | 3,30,813 | 3,30,813 |
| (iii) Undisputed – credit impaired | | | | -3,30,813 | -3,30,813 |
| (iv) Disputed – considered good | | | | | |
| (v) Disputed – which have significant increase in credit risk | | | | | |
| (vi) Disputed – credit impaired | | | | | - |
| Total | - | - | - | - | - |

Trade receivable ageing Schedule as at 31 March 2026

| Particulars | Outstanding for following periods from due date of payment | | | | |
|--|--|-----------|-----------|-------------------|----------|
| | less than 1 Year | 1-2 Years | 2-3 years | More than 3 Years | Total |
| (i) Undisputed – considered good | | | | | - |
| (ii) Undisputed – which have significant increase in credit risk | | | | 3,30,813 | 3,30,813 |
| (iii) Undisputed – credit impaired | | | | | - |
| (iv) Disputed – considered good | | | | | |
| (v) Disputed – which have significant increase in credit risk | | | | | |
| (vi) Disputed – credit impaired | | | | | - |
| Total | - | - | - | 3,30,813 | 3,30,813 |

Note - 6 : Cash and Cash Equivalents

| Particulars | (Rs. in Hundred) | |
|---|------------------------|------------------------|
| | As on 31st Mar 2026 | As on 31st Mar 2025 |
| (a) Cash in hand | 407 | 434 |
| (b) Balances with banks - In current accounts | 8,730 | 8,466 |
| Total | 9,137 | 8,900 |

Note - 7 : Other Current Assets

| Particulars | (Rs. in Hundred) | |
|--|------------------------|------------------------|
| | As on 31st Mar 2026 | As on 31st Mar 2025 |
| Unsecured and considered good | | |
| (a) Loans and advances | 1,000 | 3,51,000 |
| (b) Balances with government authorities | 506 | 380 |
| (c) Receivable from related parties | | |
| Custard Real Estate Pvt Ltd | 307 | 307 |
| Kolte Patil Housing (Mumbai) Pvt Ltd. | 307 | 307 |
| Kolte Patil Nivasti Projects LLP | 395 | 395 |
| Total | 2,515 | 3,52,389 |

Note - 8 : Other Financial Assets

| Particulars | (Rs. in Hundred) | |
|---|------------------------|------------------------|
| | As on 31st Mar 2026 | As on 31st Mar 2025 |
| (a) Receivable from Amco Landmarks Realty | 3,50,000 | - |
| Total | 3,50,000 | - |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note - 9 : Equity Share Capital

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | | As on 31st Mar 2025 | |
|--|---------------------|--------------|---------------------|--------------|
| | Number of shares | Amount | Number of shares | Amount |
| Authorised: 50,000 Equity Shares of Rs. 10/ each (As at March 31, 2026: 50,000 Equity Shares of ₹ 10/- each) | | 5,000 | | 5,000 |
| | | 5,000 | | 5,000 |
| Issued, Subscribed and Fully Paid: 10,000 Equity Shares of Rs. 10/ each (As at March 31, 2026: 10,000 Equity Shares of ₹ 10/- each) | | 1,000 | | 1,000 |
| Total | | 1,000 | | 1,000 |

Note 9A: Terms, rights and restrictions attached to equity shares

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

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

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | | As on 31st Mar 2025 | |
|---|---------------------|--------------|---------------------|--------------|
| | Number of shares | Amount | Number of shares | Amount |
| Shares at the beginning of year | 10,000 | 1,000 | 10,000 | 1,000 |
| Issued during the year | - | - | - | - |
| Outstanding at the end of the period | 10,000 | 1,000 | 10,000 | 1,000 |

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

| Particulars | As on 31st Mar 2026 | | As on 31st Mar 2025 | |
|--------------------------------|---------------------|---------------|---------------------|------------------|
| | Number of shares | % of Holdings | Number of shares | Number of shares |
| Kolte-Patil Developers Limited | 9,999 | 99.99% | 9,999 | 9,999 |

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

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

Note 9E: Shares held by Holding Company

| Particulars | As on 31st Mar 2026 | | As on 31st Mar 2025 | |
|--------------------------------|---------------------|--------|---------------------|------------------|
| | Number of shares | Amount | Number of shares | Number of shares |
| Kolte-Patil Developers Limited | 9,999 | 1,000 | 9,999 | 9,999 |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note - 10 : Reserves and Surplus

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | As on 31st Mar 2025 |
|--|--------------------------------|--------------------------------|
| (i) Retained Earnings | | |
| Balance as at the beginning of the year | (4,32,185) | (2,70,253) |
| Add : | | |
| Profit/(loss) for the year | (4,58,475) | (1,61,932) |
| Balance as at the end of the period | (8,90,660) | (4,32,185) |
| Total | (8,90,660) | (4,32,185) |

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

Notes forming part of the standalone financial statements as on 31st March 2026

Note 11 : Short term Borrowings:

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | As on 31st Mar 2025 |
|-----------------------------|----------------------------|----------------------------|
| Unsecured Borrowings | | |
| Inter Corporate Deposits | 12,51,313 | 12,11,587 |
| Total | 12,51,313 | 12,11,587 |

Inter Corporate Deposits (ICD):

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

KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note - 12 : Trade Payables

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | As on 31st Mar 2025 |
|--|---------------------|---------------------|
| Carried at amortised cost | | |
| (a) Total outstanding dues to micro enterprises and small enterprises | 80 | 229 |
| (b) Total outstanding dues other than to micro enterprises and small enterprises | 22,132 | 22,132 |
| Total | 22,212 | 22,361 |

Trade payable ageing Schedule as at 31 March 2026

| Particulars | Outstanding for following periods from due date of payment | | | | Total |
|-----------------------------|--|-----------|-----------|-------------------|---------------|
| | <1 year | 1-2 years | 2-3 years | More than 3 Years | |
| (i)MSME | 80 | | | | 80 |
| (ii)Others | | | | 22,132 | 22,132 |
| (iii) Disputed dues – MSME | | | | | |
| (iv) Disputed dues - Others | | | | | |
| Total | 80 | - | - | 22,132 | 22,212 |

Trade payable ageing Schedule as at 31 March 2025

| Particulars | Outstanding for following periods from due date of payment | | | | Total |
|-----------------------------|--|------------|-----------|-------------------|---------------|
| | <1 year | 1-2 years | 2-3 years | More than 3 Years | |
| (i)MSME | 229 | | | | 229 |
| (ii)Others | | 621 | | 21,512 | 22,132 |
| (iii) Disputed dues – MSME | | | | | |
| (iv) Disputed dues - Others | | | | | |
| Total | 229 | 621 | - | 21,512 | 22,361 |

Note - 13 : Other Financial Liabilities - Current

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | As on 31st Mar 2025 |
|--|---------------------|---------------------|
| Carried at fair value | | |
| (a) Interest accrued but not due on borrowings | 33,686 | 67,778 |
| (b) Advance from Partnership Fir / LLP | 1 | 1 |
| Total | 33,687 | 67,780 |

Note - 14 : Other Current Liabilities

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | As on 31st Mar 2025 |
|---|---------------------|---------------------|
| (a) Others - Statutory dues (Contribution to PF, Withholding Taxes, GST, etc.) | 2,727 | 2,710 |
| Total | 2,727 | 2,710 |

Note - 15 : Provisions : Current

(Rs. in Hundred)

| Particulars | As on 31st Mar 2026 | As on 31st Mar 2025 |
|-------------------------------------|---------------------|---------------------|
| (a) Provision For Audit Fees | 3,019 | 2,729 |
| (b) Provision For Professional Fees | 1,004 | - |
| Total | 4,022 | 2,729 |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the standalone financial statements as on 31st March 2026

Note - 16 : Other Income

(Rs. in Hundred)

| Particulars | For the year ended 31st March 2026 | For the year ended 31st March 2025 |
|--|---|---|
| (a) Others | | |
| (i) Loss from LLP | | (1) |
| (ii) Excess received on retirement from Partnership Firm | 65,093 | 11,740 |
| Total | 65,093 | 11,739 |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED**(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)****Notes forming part of the standalone financial statements as on 31st March 2026****Note - 16 : Finance Costs****(Rs. in Hundred)**

| Particulars | For the year ended 31st March 2026 | For the year ended 31st March 2025 |
|------------------------------------|---|---|
| Interest expense on: | | |
| (a) Interest on corporate deposits | 1,54,037 | 1,74,848 |
| (b) Bank Charges | 0 | 2 |
| Total | 1,54,037 | 1,74,850 |

Note - 17 : Other Expenses**(Rs. in Hundred)**

| Particulars | For the year ended 31st March 2026 | For the year ended 31st March 2025 |
|---------------------------------------|---|---|
| (a) Legal and professional fees | 511 | 86 |
| (b) Payment to auditors | 1,884 | 2,905 |
| (c) Loss from Partnership Firms (Net) | 467 | - |
| (d) Miscellaneous expenses | - | 51 |
| (e) Sundry Balance Written-Off | 3,30,813 | - |
| Total | 3,33,675 | 3,042 |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
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19. Contingent liabilities (to the extent not provided for)

The company does not have any contingent liabilities as at 31st March, 2026.

20. Auditors Remuneration (net of GST) towards

| Particulars | (Amount Rs.in Hundreds) | |
|---|---------------------------------|---------------------------------|
| | Year ended March 31, 2026 | Year ended March 31, 2025 |
| Audit Fees including fees for quarterly limited reviews | 1,884 | 2,905 |
| Total | 1,884 | 2,905 |

21. Employee Benefits

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

22. Segment Information

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

23. Earnings per share

| Particulars | Amount (Rs in Hundreds) | |
|--|---------------------------------|---------------------------------|
| | Year ended March 31, 2026 | Year ended March 31, 2025 |
| Net Profit attributable to shareholders (Rs.) | (3,70,084) | (1,61,932) |
| Nominal value of equity shares – (Rs.) | 0.10 | 0.10 |
| Weighted average number of equity shares for basic and diluted EPS (No.) | 100.00 | 100.00 |
| Basic and Diluted earnings per share – (Rs.) | (37.01) | (16.19) |

24. 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.

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

a) Gearing Ratio:

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

Amount (Rs in Hundreds)

| Particulars | As at March 31, 2026 | As at March 31, 2025 |
|---------------------------------------|----------------------------|----------------------------|
| Debt* (A) | 12,51,313.00 | 12,11,587.00 |
| Cash and bank balances (B) | 9137.00 | 8,899.00 |
| Net Debt C=(A-B) | 12,42,176.00 | 12,02,687.00 |
| Total Equity (D) | (7,19,010) | (4,31,185.00) |
| Net debt to equity ratio (C/D) | (1.73) | (2.78) |

*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, 2026 is as follows

**(Rs in
Hundreds)**

| Particulars | Fair value through P&L | Fair value through OCI | Amortized cost | Total carrying value | Total Fair Value |
|-----------------------------|---------------------------|------------------------------|-------------------|----------------------------|------------------|
| Assets: | | | | | |
| Cash and cash equivalents | - | - | 9,137 | 9,137 | 9,137 |
| Other bank balances | - | - | - | - | - |
| Trade receivables | - | - | - | - | - |
| Investments | - | - | 345 | 345 | 345 |
| Other Current assets | - | - | 2,515 | 2,515 | 2,515 |
| Other Financial Assets | | | 3,50,000 | 3,50,000 | 3,50,000 |
| Total | - | - | 3,61,997 | 3,61,997 | 3,61,997 |
| Liabilities: | | | | | |
| Trade and other payables | - | - | 22,212 | 22,212 | 22,212 |
| Borrowings | - | - | 12,51,313 | 12,51,313 | 12,51,313 |
| Other financial liabilities | - | - | 33,687 | 33,687 | 33,687 |
| Other Current Liabilities | | | 6,750 | 6,750 | 6,750 |
| Total | - | - | 13,13,962 | 13,13,962 | 13,13,962 |

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the financial statements for the year ended March 31, 2026

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

The carrying value of financial instruments by categories as of March 31, 2025 is as follows:

| Particulars | Fair value through P&L | Fair value through OCI | Amortized cost | Total carrying value | (Rs in Hundreds) |
|-----------------------------|------------------------|------------------------|------------------|----------------------|------------------|
| | | | | | Total Fair Value |
| Assets: | | | | | |
| Cash and cash equivalents | - | - | 8,900 | 8,900 | 8,900 |
| Trade receivables | - | - | 3,30,813 | 3,30,813 | 3,30,813 |
| Investments | - | - | 85,719 | 85,719 | 85,719 |
| Other Current assets | - | - | 3,52,389 | 3,52,389 | 3,52,389 |
| Total | - | - | 7,77,821 | 7,77,821 | 7,77,821 |
| Liabilities: | | | | | |
| Trade and other payables | - | - | 22,361 | 22,361 | 22,361 |
| Borrowings | - | - | 12,11,587 | 12,11,587 | 12,11,587 |
| Other financial liabilities | - | - | 67,780 | 67,780 | 67,780 |
| Other Current Liabilities | | | 5,439 | 5,439 | 5,439 |
| Total | - | - | 13,07,167 | 13,07,167 | 13,07,167 |

II) Financial Risk Management Objectives –

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

III) Market Risk-

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing 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

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Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating.

• **Other price risk:**

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

IV) Interest risk management-

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

V) Credit risk management-

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

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

VI) Liquidity risk-

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

The table below provides details regarding the contractual maturities of financial liabilities, including interest payments as at March 31, 2026:

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
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Notes forming part of the financial statements for the year ended March 31, 2026

Amount (Rs in Hundreds)

| Financial liabilities | Carrying amount | Due in one Year | Due after one Year | Total contractual cash flows |
|------------------------------|------------------------|------------------------|---------------------------|-------------------------------------|
| (a) Trade Payables | | | | |
| -March 31, 2026 | 22,212 | - | 22,212 | 22,212 |
| -March 31, 2025 | 22,361 | 229 | 22,132 | 22,361 |
| (b) Borrowings | | | | |
| -March 31, 2026 | 12,51,313 | 12,51,313 | - | 12,51,313 |
| -March 31, 2025 | 12,11,587 | 12,11,587 | - | 12,11,587 |
| (c) Interest on Borrowings | | | | |
| -March 31, 2026 | 1,54,037 | 1,54,037 | - | 1,54,037 |
| -March 31, 2025 | 1,74,848 | 1,74,848 | - | 1,74,848 |
| Total | | | | |
| -March 31, 2026 | 14,27,562 | 14,05,350 | 22,212 | 14,27,562 |
| -March 31, 2025 | 14,08,796 | 13,86,664 | 22,132 | 14,08,796 |

25. Current tax and Deferred tax

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

(Amount Rs.in Hundreds)

| Particulars | Year ended March 31, 2026 | Year ended March 31, 2025 |
|---|----------------------------------|----------------------------------|
| Profit Before tax | (4,22,619) | (1,66,153) |
| Enacted tax rate | 25.17% | 25.17% |
| Income tax calculated at enacted rate | - | - |
| Deferred Tax Effect on carried forward losses | (35,856) | (4,221) |
| Tax effect of expenses not deductible in determining tax profit | - | - |
| Others | - | - |
| Income tax expense recognized in profit and loss | (35,856) | (4,221) |

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

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the financial statements for the year ended March 31, 2026

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

(Rs.in Hundreds)

| Particulars | As at March 31, 2026 | As at March 31, 2025 |
|--|-----------------------------|-----------------------------|
| (i) Principal amount remaining unpaid to any supplier as at the end of the accounting year | 80 | 229 |
| (ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year | - | - |
| (iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day | - | - |
| (iv) The amount of interest due and payable for the year | - | - |
| (v) The amount of interest accrued and remaining unpaid at the end of the accounting year | - | - |
| (vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid | - | - |

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditor.

27. Related Party Transactions:

A. List of Related Parties

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

| | | |
|---|---------------------------|---|
| 1 | Holding Company | Kolte- Patil Developers Limited |
| 2 | Key Managerial Person | Yashvardhan Patil |
| 3 | Joint Venture Partnership | Amco Landmark Realty (upto 7 th August 2025) |
| 4 | Joint Venture Partnership | Kolte Patil Nivasti Projects LLP |
| 5 | Investment in LLP | Kolte Patil Pune Developers LLP |
| 6 | Investment in LLP | Kolte Patil Mumbai Projects LLP |

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

| Type of Transactions | Name of the Party | Period ended March 31, 2026 | Amount (Rs in Hundreds) |
|--|--------------------------------|------------------------------------|--------------------------------|
| | | | As at March 31, 2025 |
| Inter corporate deposits Received | Kolte-Patil Developers Limited | 2,57,000 | 16,000 |
| Inter corporate deposits Repaid | Kolte-Patil Developers Limited | 2,17,274 | 4,58,859 |
| Interest expense on Inter corporate deposits | Kolte-Patil Developers Limited | 1,54,037 | 1,74,850 |

II. Balances at year end:

KOLTE-PATIL LIFESPACES PRIVATE LIMITED
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)
Notes forming part of the financial statements for the year ended March 31, 2026

Amount (Rs in Hundreds)

| Account Balances | Name of the Party | Period ended March 31, 2026 | As at March 31, 2025 |
|--------------------------------------|--|------------------------------------|-----------------------------|
| Share Capital | Kolte-Patil Developers Limited | 999 | 999 |
| Investment in Joint Venture | Kolte Patil Nivasti Projects LLP (Formerly known as Castle Avenues Realty LLP) | 325 | 325 |
| Investment in LLP | Kolte Patil Pune Developers LLP | 10 | 10 |
| Investment in LLP | Kolte Patil Mumbai Projects LLP | 10 | 10 |
| Interest on Inter corporate deposits | Kolte-Patil Developers Limited | 33,686 | 67,778 |
| Investment in Joint Venture Entity | Amco Landmark Realty | - | 85,374 |
| Inter corporate deposits | Kolte-Patil Developers Limited | 12,51,313 | 12,11,585 |

28. Ratio Analysis and its elements

| Sr. no | Ratio | Numerator | Denominator | 31-Mar-26 | 31-Mar-25 | % change | Reason for variance |
|---------------|----------------------------|------------------------------------|---|------------------|------------------|-----------------|--|
| 1 | Current ratio | Current Assets | Current Liabilities | 0.28 | 0.53 | 89% | Change due to decrease in Trade receivables |
| 2 | Debt- Equity Ratio | Total Debt | Shareholder's Equity | -1.74 | -2.81 | -38% | Change due to Increase in ICD. |
| 3 | Return on Equity ratio | Net Profits after taxes | Average Shareholder's Equity | 0.50 | 0.46 | 9% | Change due to loss incurred in current financial year. |
| 4 | Return on Capital Employed | Earnings before interest and taxes | Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability | 0.28 | (0.01) | -1817% | Change due to sundry balances written of during the current financial Year |

29. Details of CSR expenditure

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

30. Prior Period And Extra Ordinary Items-

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

31. Events Occurring After Balance Sheet Date-

No significant events which could affect the financial position as on 31st March, 2026, to a material extent have been reported by the assessee, after the Balance Sheet date till the signing of report.

32. Other statutory information-

- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- The Company does not have any transactions with companies struck off.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- "The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (b) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries"
- "The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries".

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Notes forming part of the financial statements for the year ended March 31, 2026

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

33. The Financial statements for the year ended March 31, 2026 were approved by the board of directors.

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

Date:18-05-2026

Place: Pune

Vinod Eknath Patil

Director

DIN: 06833911

Ravi Prakash Porwal

Director

DIN: 08520766