



**SPCM & ASSOCIATES
CHARTERED ACCOUNTANTS**

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Next to Balasaheb Thakre Hospital,
Parvati, Pune: - 411009.

**FINANCIAL STATEMENTS
OF
KOLTE PATIL REAL ESTATE PRIVATE
LIMITED**

FINANCIAL YEAR 2025-26

S P C M & ASSOCIATES

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To,
The Members of **KOLTE PATIL REAL ESTATE PRIVATE LIMITED**

Report on the Audit of Ind AS Financial Statements

Opinion

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

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 Financial Performance , & changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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



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

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

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

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

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS Financial Statements that give a true and fair view of the financial position, financial performance 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 financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the 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 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 to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended, In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid/ provided any managerial remuneration during the year.
- h) 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 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; and

- c) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause (iv)(a) and (iv)(b) contain any material mis-statement.
- v. The company has not declared or paid any dividend during the year. Hence, the compliance with the provisions of Sec. 123 of the Act is not applicable to the Company for the financial year.
- vi. Based on our examination which included test checks, the Company has used accounting 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.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure "B", a statement on the matters specified in the paragraph 3 and 4 of the order.

For SPCM & ASSOCIATES
Chartered Accountants
FRN: - 112165W

CA Suhas P Bora
Partner
Mem. No. 039765
UDIN: 26039765ATVODV4034
Place: Pune
Date: 19-05-2026

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 **Kolte-Patil Real Estate 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) pertain 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 31 March 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: 26039765ATVODV4034
Place: Pune
Date: 19-05-2026

“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 for the year ended March 31, 2026:

1) In respect of Fixed Assets:

Clause 3(i) (a)

A) The company has generally maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment’s.

B) The company has generally maintained proper records showing full particulars of intangible assets.

Clause 3(i) (b)

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

Clause 3(i) (c)

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

Clause 3(ii) (b)

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

3) Clause 3 (iii) (a)

(a) According to the information and explanation given to us, the company has granted loans (unsecured) to a company.

A) No loans or advances and guarantees or security is granted to subsidiaries, joint ventures and associates.

B) Details of loan granted during the year and outstanding amount at the balance sheet date to the Holding company is as under: -

(Amount in Lakhs)

Name of the Entity	Relationship with the company	Aggregate amount of loan granted during the year	Outstanding Amount of Loan as on 31.03.2026
Kolte Patil Developers Limited	Holding Company	(4,892)	-

*Negative value represents amount of loan granted repaid during the year.

Clause 3 (iii) (b)

(b) According to the information and explanation given to us, the company has not made any investments or provided any guarantee or has given any security during the financial year that is prejudicial to the company's interest.

Clause 3 (iii) (c)

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

Clause 3 (iii) (d)

(d) The loans given by the company, to its subsidiary companies, firms, Limited Liability Partnerships or any other parties are repayable on demand and there is no overdue amount and hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3 (iii) (e)

(e) According to the information and explanation given to us, during the financial year no loan has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties and hence specific disclosure or reporting under this clause of the Order is not applicable.

Clause 3 (iii) (f)

The company has granted loans/advances in the nature of loans, which are repayable on demand or without specifying any terms or period of repayment. The details of the same are given below:

(Amount in Lakhs)				
Name of the Entity	Relationship with the company	Aggregate amount of loan granted during the year	Outstanding Amount of Loan as on 31.03.2026	Percentage to total loans
Kolte Patil Developers Limited	Holding Company	(4,892)	-	(100)

*Negative value represents amount of loan granted repaid during the year.

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)

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

7) Clause 3 (vii)

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

- a) The Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Income-Tax, etc. and any other statutory dues with the appropriate authorities. There were no undisputed amounts payable in respect of the above in arrears as at March 31, 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 Provident Fund, Income tax, Good and Service Tax, Cess and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they become payable.
- c) Details of statutory dues remaining unpaid on account of dispute and are disclosed as contingent liability under notes to the financial statements is as under: -

(A) GST Liability excluding interest and penalty

Sr. No	Period		Disputed Tax Liability	(Amount in lakhs)
				Major Issues
1.	2019-20 2021-22	to	82.05	Excess ITC claimed in GSTR-3B than 2A.
2.	2019-20 2021-22	to	49.65	Inadmissible ITC claimed as per Section 16
3.	2017-18 2019-20	to	223.94	Reversal of ITC U/R. 42

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 13,975 (Rs. in Lakhs) are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanations given to us, such loans and interest thereon have not been demanded for repayment during the financial year. Considering the above, in our opinion, the Company has not defaulted in the repayment of loans or other borrowings, or in the payment of interest thereon to any lender during the year.

Clause 3 (ix) (b)

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

Clause 3 (ix) (c)

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

Clause 3 (ix) (d)

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

Clause 3 (ix) (e)

(e) 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)

(e) 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)

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

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)

The company has incurred any cash losses during the current financial year under audit.

18) Clause 3 (xviii)

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

19) Clause 3 (xix)

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

20) Clause 3 (xx)

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

21) Clause 3 (xxi)

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

For SPCM & ASSOCIATES
Chartered Accountants
FRN: -112165W

CA Suhas P Bora
Partner
Mem. No. 039765
UDIN:26039765ATVODV4034
Place: Pune
Date: 19-05-2026

Kolte-Patil Real Estate Private Limited
Balance Sheet as at March 31, 2026
CIN : U70102PN2006PTC129191

(Rs. in Lakhs)

Particulars	Note No.	As at March 31, 2026	As at March 31, 2025
ASSETS			
1 Non-Current assets			
(a) Property, Plant and Equipment	3A	13	16
(b) Right of use of Assets	3C	201	284
(c) Financial Assets			
(i) Loans	4	-	4,892
(ii) Other Financial Assets	4A	144	336
(d) Deferred Tax Assets (Net)	5	1,065	1,116
(e) Income Tax Assets (Net)		68	192
(f) Other Non Current Assets	5A	81	127
Total Non - Current Assets		1,572	6,963
2 Current assets			
(a) Inventories	6	22,238	16,742
(b) Financial Assets			
(i) Trade Receivables	7	1	-
(ii) Cash and Cash Equivalents	8	429	43
(iii) Other Balances with Banks	9	-	-
(iv) Other Financial Assets	10	250	130
(c) Other Current Assets	11	22	17
Total Current Assets		22,940	16,932
Total Assets (1+2)		24,512	23,895
EQUITY AND LIABILITIES			
1 EQUITY			
(a) Equity Share capital	12	1,374	1,374
(b) Other Equity	13	5,213	5,064
Total Equity		6,587	6,438
LIABILITIES			
2 Non-current liabilities			
(a) Financial Liabilities			
(i) Lease Liabilities	3C	166	256
(b) Other Non Current Liabilities			
(i) Provision	14	5	76
Total Non - Current Liabilities		171	332
3 Current liabilities			
(a) Financial Liabilities			
(i) Lease Liabilities	3C	90	72
(ii) Borrowings	15	13,975	14,019
(iii) Trade Payables			
A. Total outstanding dues of micro and small enterprises	16	26	0
B. Total outstanding dues of other than micro and small enterprises	17	328	760
(iv) Other Financial Liabilities	17	2,797	1,569
(b) Provisions	18	38	31
(c) Income Tax Liabilities (Net)		-	-
(d) Other Current Liabilities	19	500	674
Total Current Liabilities		17,754	17,125
Total Equity and Liabilities (1+2+3)		24,512	23,895
See accompanying notes to the financial statements	1-40		

In terms of our report attached
For SPCM & Associates
Chartered Accountants
FRN: 112165W

For and on behalf of the Board of Directors

CA Suhas P Bora
Partner
M No: 039765
UDIN:26039765ATVODV4034

MILIND KOLTE
Director
(DIN: 00170760)

VIRAG MILIND KOLTE
Director
(DIN: 08301362)

RAVI PRAKASH PORWAL
Chief Financial Officer
DIN: 08520766

SOURABH PARTE
Company Secretary
Mem. No.: A64714

Place: Pune
Date: 19-05-2026

Place: Pune
Date: 19-05-2026

Kolte-Patil Real Estate Private Limited
Statement of Profit and Loss for the year ended March 31, 2026
CIN : U70102PN2006PTC129191

(Rs. in Lakhs)

Particulars	Note No.	For the Year ended March 31, 2026	For the Year ended March 31, 2025
I Revenue from operations	20	897	-
II Other Income	21	278	750
III Total Income (I + II)		1,175	750
IV EXPENSES			
(a) Cost of services, construction and land	22	268	-
(b) Employee benefits expense	23	72	196
(c) Finance costs	24	285	1,682
(d) Depreciation and amortisation expenses	3A & 3B	86	85
(e) Other expenses	25	268	403
Total Expenses (IV)		979	2,366
V Profit before tax (III - IV)		196	(1,616)
VI Tax Expense			
(1) Current tax		-	-
(2) Deferred tax		49	(410)
(3) Short/ excess Income tax expenses prior period		2	21
Total tax expense (VI)	34	51	(389)
VII Profit for the year (V - VI)		145	(1,227)
VIII Other comprehensive income / (loss)			
(i) Items that will not be reclassified to profit or loss			
- Remeasurements of the defined benefit liabilities / (asset)		5	(2)
(ii) Income tax relating to items that will not be reclassified to profit or Loss		(1)	0
Total Other Comprehensive Income		4	(2)
IX Total comprehensive income for the year (VII + VIII)		149	(1,228)
X Earnings per equity share :	32		
(1) Basic		1	(8.93)
(2) Diluted		1	(8.93)
See accompanying notes to the financial statements	1-40		

In terms of our report attached

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Chartered Accountants
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Date: 19-05-2026

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Director
(DIN: 00170760)

VIRAG MILIND KOLTE
Director
(DIN: 08301362)

RAVI PRAKASH PORWAL
Chief Financial Officer
DIN: 08520766

SOURABH PARTE
Company Secretary
Mem. No.: A64714

Place: Pune
Date: 19-05-2026

Kolte-Patil Real Estate Private Limited
Cash Flow Statement for the year ended March 31, 2026
CIN : U70102PN2006PTC129191

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	196	(1,617)
Adjustment for:		
Depreciation and amortisation expense	3	3
Finance cost	285	1,682
Interest income	(252)	(747)
Dividend on current investments at FVTPL (Mutual Funds)	-	-
(Profit)/Loss on sale of Property Plant and Equipment	-	(0)
Sundry Balances written back	-	(3)
Operating profit before Working Capital changes	232	(681)
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories	(5,497)	(3,758)
(Increase)/Decrease in Trade receivables	(1)	7
(Increase)/Decrease in Financial Assets Others - Non current and current	(250)	(250)
(Increase)/Decrease in Other non-current assets	46	378
(Increase)/Decrease in Financial Assets - Other	196	-
(Increase)/Decrease in Other current assets	(5)	72
Increase/(Decrease) in Non-current and Current provisions	(59)	17
Increase/(Decrease) in Trade payables	(408)	128
Increase/(Decrease) in Other Current Financial liabilities	-	-
Increase/(Decrease) in Other current liabilities	(191)	(80)
Cash generated from/ (used in) operations	(5,937)	(4,167)
Income taxes refund/ (paid)-Net	123	(78)
Net Cash from / (used in) operating activities (A)	(5,814)	(4,245)
B CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on Property, Plant and Equipment, CWIP including capital advances	-	(9)
Interest received on fixed deposit	5	7
Fixed deposits withdrawn	-	-
Amounts received/(Invested) from partnership firms & LLPs	-	-
Inter Corporate Deposit given to Parent	(2,555)	(2,555)
Inter Corporate Deposit Repayment	7,447	5,025
Fixed Deposits Placed	(4)	(7)
Fixed deposits withdrawn	-	-
Proceed from Sale of Fixed Assets	-	0
Sale of current investments (mutual funds)	-	-
Interest received on ICD	377	740
Net Cash from/(used in) investing activities (B)	5,270	3,202
C CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Lease Liabilities	(25)	(1)
Proceeds from current borrowing	13,976	14,019
Repayment of current borrowings	(14,019)	(11,861)
Finance cost paid	998	(1,129)
Net cash from/(used in) financing activities (C)	930	1,029
D NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	386	(15)
Cash and cash equivalents (Opening balance)	43	58
Cash and cash equivalents (Closing balance)	429	43
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	386	(15)
1. Reconciliation of Non cash Changes		
Borrowings		
At the beginning of the year	43	58
Cash flows	386	(15)
Non cash charges:		
At the end of the year	429	43
Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 8)	429	43
Cash and cash equivalents comprise of:		
Cash in hand	0	1
Balances with banks	-	-
- In current accounts	428	43
Total	429	44

In terms of our report attached
For SPCM & Associates
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FRN: 112165W

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SOURABH PARTE
Company Secretary
Mem. No.: A64714

Place : Pune
Date : 19-05-2026

Place : Pune
Date : 19-05-2026

Kolte-Patil Real Estate Private Limited
Statement of Changes in Equity for the year ended March 31, 2026

a) Equity Share Capital

1) Current reporting period

(Rs. in Lakhs)

Balance As at March 31, 2026	Changes in Equity Share Capital due to prior period errors	Restated Balance As at March 31, 2026	Changes in Equity Share Capital during the current year	Balance As at March 31, 2025
1,374		1,374		1,374

2) Previous reporting period

(Rs. in Lakhs)

Balance As at March 31, 2025	Changes in Equity Share Capital due to prior period errors	Restated Balance As at March 31, 2025	Changes in Equity Share Capital during the current year	Balance As at March 31, 2024
1,374	-	1,374	-	1,374

b. Other Equity (25-26)

(Rs. in Lakhs)

Particulars	Reserve and Surplus			Total
	Securities	Capital	Retained Earnings	
Balance As at April 1, 2025	5,589	959	(1,484)	5,064
Profit for the year			145	145
Interim dividend paid (Including dividend)	-	-	-	-
Other comprehensive income (Net)	-	-	4	4
Balance as at March 31, 2026	5,589	959	(1,335)	5,213

c. Other Equity (24-25)

(Rs. in Lakhs)

Particulars	Reserve and Surplus			Total
	Securities Premium	Capital Redemption Reserve	Retained Earnings	
Balance As at April 1, 2025	5,589	959	(256)	6,292
Profit for the year			(1,227)	(1,227)
Payment of dividend (Including dividend distribution tax)	-	-	-	-
Other comprehensive income (Net)	-	-	(2)	(2)
Balance as at March 31, 2026	5,589	959	(1,484)	5,064

Nature and purpose of reserves

(a) Securities Premium

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of section 52 of the Act.

(b) Capital Redemption Reserve

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

(c) Retained Earnings

Retained earnings, or accumulated earnings, are the profits that have been reinvested in the business instead of being paid out in dividends. The number represents the total after-tax income that has been reinvested or retained over the life of the business.

In terms of our report attached

For SPCM & Associates

Chartered Accountants

FRN: 112165W

For and on behalf of the Board of Directors

CA Suhas P Bora
Partner
M No: 039765
UDIN: 26039765ATVODV4034

Milind Kolte
Director
(DIN:00170760)

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RAVI PRAKASH PORWAL
Chief Financial Officer
DIN: 08520766

SOURABH PARTE
Company Secretary
Mem. No.: A64714

Place: Pune
Date:19-05-2026

Place: Pune
Date:19-05-2026

1 Corporate information

Kolte-Patil Real Estate Private Limited ("the Company") is a Company registered under the Companies Act, 1956. It was incorporated on November 7, 2006. The registered office of the Company is situated at City Point, Dhole Patil Road, Pune - 411001. The Company is primarily engaged in business of construction of residential and commercial complexes, multistoried buildings, flats, houses, etc.

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

2 SIGNIFICANT ACCOUNTING POLICIES

A Statement of Compliance

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

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

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

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

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

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

C Use of estimates

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

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

D Inventories:

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.

E Cash Flow Statement:

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

F Property, Plant & Equipment and Intangible assets:

Property, Plant & Equipment and Intangible assets are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalised includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction / installation stage.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation / amortisation on Property, Plant & Equipment is charged based on straight line method on an estimated useful life as prescribed in Schedule II to the Act.

The estimated useful lives and residual values of the Property, Plant & Equipment and Intangible assets are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a Computer software is amortized over a period of six year.

G Revenue Recognition:

i. The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognized at a point in time, when:

- the Company has transferred to the customer all significant risks and rewards of ownership and the Company retains no effective control of the real estate unit to a degree usually associated with ownership;
- The Company has handed over physical possession of the real estate unit to the customer or deemed possession based on the contract with the customer;
- No significant uncertainty exists regarding the amount of consideration that will be derived from the sale of real estate unit; and
- It is not unreasonable to expect ultimate collection of revenue from customer.

The Company recognizes revenue at a point in time in each reporting period considering the estimates like reasonableness of collections from customers, lapse of certain period from the intimation to customer to take the possession, disputes with the customer which may result in the cancellation of the contract, which are re-assessed periodically by the management. The effect of such these changes to estimates is recognised in the period such when changes are determined. In such cases Accordingly any revenues attributable to such such contracts changes and the corresponding Cost of Goods Sold ("COGS") previously recognised are reversed and

ii Interest income is accounted on accrual basis on a time proportion basis.

H Cost of Construction / Development:

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion Certificate is carried over as construction work-in-progress. Costs incurred for projects which have received Occupancy/Completion Certificate is carried over as Completed Finished Properties.

I. Foreign Currency transactions:

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Nonmonetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

Kolte-Patil Real Estate Private Limited

Notes to the financial statements for the year ended March 31, 2026

J Employee benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

Retirement benefit costs and termination benefits

Post-employment obligations

The Company operates the following post-employment schemes:

1. Defined contribution plans:

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

2. Defined benefit plans:

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

Short-term and other long-term employee benefits: -

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- in case of non-accumulating compensated absences, when the absences occur.

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

K Borrowing costs:

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

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

L. 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.

M 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.

N 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 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. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

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

O 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 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

ii Non-financial assets:

Property, Plant & Equipment and Intangible assets (PPE&IA):

At each Balance Sheet date, the Company reviews the carrying amounts of its PPE&IA 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

P 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. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements but are disclosed.

Q Operating Cycle

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

Kolte-Patil Real Estate Private Limited

Notes to the financial statements for the year ended March 31, 2026

R 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 in profit or loss.

Financial liabilities and equity instruments:

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

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

Financial liabilities at FVTPL are stated at fair value, with gains and losses arising on remeasurement recognized in profit and loss account.

S Leases:

As a lessee:

The Company's lease asset classes primarily consist of leases for land and buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (1) the contract involves the use of an identified asset (2) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (3) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Kolte-Patil Real Estate Private Limited**Notes to the financial statements for the year ended March 31, 2026**

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of the leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the group changes its assessment if whether it will exercise an extension or a termination option.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

As a lessor:

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

T Significant management judgement in applying accounting policies and estimation uncertainty

In the process of applying the Company's accounting policies, management has made the following judgements based on estimates and assumptions, which have the significant effect on the amounts recognised in 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.

2. 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.

3. 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.

4. Useful lives of depreciable/ amortisable assets

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software, customer relationships, IT equipment and other plant and equipment.

Kolte-Patil Real Estate Private Limited

Notes to the financial statements for the year ended March 31, 2026

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:

(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.

Koite-Patil Real Estate Private Limited

Notes to the financial statements for the year ended March 31, 2026

Note 3A: Property, Plant & Equipment

Particulars	Gross Block					Accumulated Depreciation			Net Block	
	As at April 01, 2025	Additions during the year	Disposals during the year	As at March 31, 2026	As at April 01, 2025	For the year	On disposals	As at March 31, 2026	As at March 31, 2026	
Plant & Equipment	3 (1)	- (2)	-	3 (3)	1 (1)	-	-	1 (1)	2 (2)	
Furniture & Fixtures	13 (12)	-	-	13 (13)	12 (12)	-	-	12 (12)	2 (2)	
Office Equipment	17 (11)	-	-	17 (17)	5 (2)	3 (3)	-	8 (5)	9 (12)	
Vehicles	12 (12)	-	-	12 (12)	12 (12)	-	-	12 (12)	0 (0)	
Computers	5 (5)	-	-	5 (5)	5 (5)	-	-	5 (5)	-	
Total (A)	51	-	-	51	35	3	-	38	13	
Total	(42)	(9)	-	(51)	(32)	(3)	-	(35)	(16)	

Note 3B : Intangible Assets

Particulars	Gross Block				Amortisation			Net Block	
	As at April 01, 2025	Additions during the year	Deductions during the year	As at March 31, 2026	As at April 01, 2025	For the year	On deductions	As at March 31, 2026	As at March 31, 2026
Computer software	241 (241)	-	-	241 (241)	241 (241)	-	-	241 (241)	-
Total (B)	241	-	-	241	241	-	-	241	-
Total	(241)	-	-	(241)	(241)	-	-	(241)	-
Grand Total	293	-	-	293	277	3	-	280	13
(Previous Year)	(284)	-	-	(293)	(274)	(3)	-	(277)	(16)

Note 3C**a) Right of use of Assets**

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Balance	284	366
Add: Additions during the year	-	-
Gross Right of use of assets	284	
Less: Depreciation and amortisation expense	83	82
Closing Balance	201	284

b) Lease Liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Current lease liabilities	(90)	(72.00)
Non-Current lease liabilities	(166)	(256.00)
Closing Balance	(256)	(328.00)

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note No. 4 - Loans : Non Current

Particulars	(Rs. In Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Financial assets at amortised cost - (Unsecured, considered good)		
Loan to related party		
- Considered good- Unsecured (Payable on demand)	-	4,892
Total	-	4,892

The Company has provided its parent company with loan, which is repayable on demand, at rates comparable to the average commercial rate of interest. Further information about the loan is contained in note 26 (sec 186 clause 4 Note). The above loan to parent company is held by the Company within a business model whose objective is to collect their contractual cash flows which are solely payments of principal and interest on the principal amount outstanding.

Disclosure for amount of outstanding to Promoters, Directors, KMP's and Related Parties#

(Rs. In Lakhs)

Types of Borrower	Amount of loan outstanding	Percentage to the total Loans
Loans to Related Parties (as at March, 2025)	-	1
Loans to Related Parties (as at March, 2024)	-	1

Based on the requirements of Schedule III

Note No. 4A - Other Financial Assets: Non-current

(Rs. in Lakhs)

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
At amortised cost, Unsecured and considered good		
(a) Security deposits	71	267
(b) Fixed deposits having maturities of more than 12 months from the Balance Sheet date	73	69
Total	144	336

Note 5A - Other Non Current Assets**(Rs. in Lakhs)**

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Advances to land Vendor	54	100
(b) Amount Paid under Protest	27	27
Total	81	127

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 6 : Inventories : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
At cost or net realisable value, whichever is lower		
(a) Raw materials	15	51.00
(b) Land and construction work-in-progress	21,811	16,011.08
(c) Completed properties	412	680.00
Total	22,238	16,742.08

Note - 7 : Trade Receivables : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
At amortised cost, Unsecured considered good unless otherwise stated		
Considered good	1	-
Considered doubtful	-	17
Sub Total	1	17
Less : Allowance for credit losses	-	(17)
Total	1	-

Trade receivables Ageing Schedule as at 31st March 2026

(Rs. in Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
	(i) Undisputed – considered good	-	1	-	-	
(ii) Undisputed – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed – credit impaired	-	-	-	-	-	-
(iv) Disputed – considered good	-	-	-	-	-	-
(v) Disputed – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed – credit impaired	-	-	-	-	-	-
Total	-	1	-	-	0	1

Trade receivables Ageing Schedule as at 31st March 2025

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 6 months	1-2 years	2-3 years	More than 3 years	
	(i) Undisputed – considered good	-	-	-	-	
(ii) Undisputed – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed – credit impaired	-	-	-	-	-	-
(iv) Disputed – considered good	-	-	-	-	-	-
(v) Disputed – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed – credit impaired	-	-	-	-	-	-
Total	-	-	-	-	0	0

Note - 8 : Cash and Cash Equivalents : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Cash in hand	0	1
(b) Balances with banks in current accounts	428	43
Total	429	44

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 9 : Other Balances with Banks : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
a) Bank deposits having maturity of less than 12 months from the Balance Sheet date	-	-
Total	-	-

Note - 10 : Other Financial Assets : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Financial assets at amortised cost - (Unsecured, Interest accrued :		
- On bank deposits	-	-
- On loans to related parties	-	130
Security deposits	250	-
Total	250	130

Note - 11 : Other Current Assets : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Advances to suppliers		
Considered good	2	3
Considered doubtful	29	-
Sub-total	31	3
Less: Allowance for credit loss	(29)	-
Total	2	3
(b) Advances to employees	-	3
(c) Prepaid expenses	10	1
(d) Advance stamp duty and registration fees		
Considered good	9	9
Considered doubtful	23	23
Sub-total	32	32
Less: Allowance for credit loss	(23)	(23)
Total	9	9
Total	22	17

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 12 : Equity Share Capital

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Authorised:		
44,000,000 Equity shares of Rs. 10 each (as at March 31, 2026: 44,000,000 equity shares of ₹ 10/- each)	4,400	4,400
1,000,000 Preference Shares of Rs. 10 each (as at March 31, 2026: 1,000,000 preference shares of ₹ 10/- each)	100	100
	4,500	4,500
Issued, Subscribed and Fully Paid:		
1,37,38,775 Equity shares of Rs. 10 each fully paid up (as at March 31, 2026: 1,37,38,775 equity shares of ₹ 10/- each)	1,374	1,374
Total	1,374	1,374

12A: Terms / Rights attached to equity Shares

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

12B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	(Rs. in Lakhs)			
	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Rs. in Lakhs	No. of shares	Rs. in Lakhs
Shares at the beginning of the year	1,37,38,775	1,374	1,37,38,775	1,374
Outstanding at the end of year	1,37,38,775	1,374	1,37,38,775	1,374

12C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	(Rs. in Lakhs)			
	As at March 31, 2026		As at March 31, 2025	
	No. of shares	% of Holdings	No. of shares	% of Holdings
Kolte-Patil Developers Limited	1,37,38,775	100%	1,37,38,775	100%
Total	1,37,38,775		1,37,38,775	

12D: Information regarding issue of shares and shares bought back in the last five year:

- i) The company has not issued any shares without payment being received in cash
- ii) The company has not issued any bonus shares.

12E: Disclosure of shareholding of promoters: NIL

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 13 : Other Equity

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Retained Earnings		
Opening balance	(1,484)	(256)
Add: Profit for the year	145	(1,227)
Add: Other comprehensive income (Net)	4	(2)
Closing balance	(1,335)	(1,484)
(b) Capital Redemption Reserve :		
Opening balance	959	959
Closing balance	959	959
(c) Securities Premium :		
Opening balance	5,589	5,589
Closing balance	5,589	5,589
Total	5,213	5,064

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 14 : Provisions : Non-Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for employee benefits (Refer Note 29) Compensated absences	5	76
	5	76

Note - 15 : Borrowings : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Unsecured Borrowings - At amortised cost: From related parties (Refer note 35) (Payable on demand)	13,975	14,019
	13,975	14,019

Note - 16 : Financial Liabilities :Current : Trade Payable

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Carried at amortised cost		
(a) Total outstanding dues to micro and small enterprises (Refer Note 32)	26	0
(b) Total outstanding dues other than to micro and small enterprises	328	760
	354	760

Trade payable ageing Schedule as at 31st March 2025

(Rs. in Lakhs)

Particulars	<1 year	1-2	2-3	More than 3 years	Total
	years	years	years		
(i)MSME	1	-	-	25	26
(ii)Others	133	19	-	176	328
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
	134	19	-	201	354

Trade payable ageing Schedule as at 31st March 2024

(Rs. in Lakhs)

Particulars	<1 year	1-2	2-3	More than 3 years	Total
	years	years			
(i)MSME	(4)	12	-	26	33
(ii)Others	365	101	(9)	269	727
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
	361	113	(9)	294	760

There are no unbilled dues, hence the same is not disclosed in the ageing schedule.

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 17 : Other Financial Liabilities: Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Carried at amortised Cost		
(a) Interest accrued on borrowings	2,797	1,552
(b) Empolyees Related Liabilities	-	17
Total	2,797	1,569

The average effective interest rate on related parties is approximately 12% (Previous year 12%) and interest rates are determined based on the Weighted average cost to capital based on external borrowings.

Note - 18 : Provisions : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for employee benefits (Refer Note 29)		
a) Gratuity	7	24
b) Compensated Absences	31	7
Total	38	31

Note - 19 : Other Current Liabilities

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Advance received from customers	435	621
(b) Others		
- Statutory dues (Provident fund, withholding taxes, Goods and service tax etc.)	62	50
- Maintenance charges received	3	3
Total	500	674

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 20 : Revenue from Operations

Particulars	(Rs. in Lakhs)	
	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Sale of properties/flats (Residential and Commercial)	897	-
Total	897	-

Notes:

(1) Contract Balances

(a) Amounts received before the related performance obligation is satisfied are included in the balance sheet (Contract liability) as "Advances received from Customers" in note no. 19 - Other Current Liabilities. Amounts billed but not yet paid by the customer after giving possession/ deemed possession are included in the balance sheet under trade receivables in note no. 7

(b) There were no significant changes in the composition of the contract liabilities and Trade receivable during the reporting period other than on account of periodic invoicing and revenue recognition.

(c) Amounts previously recorded as contract liabilities increased due to further milestone based invoices raised during the year and decreased due to revenue recognised during the year on completion of the construction.

(d) Amounts previously recorded as Trade receivables increased due to invoices raised during the year on account of possession/ deemed possession given to customers and decreased due to collections during the year.

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

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

Particulars	(Rs. In Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
Contracted price	897	-
Revenue recognised as per Statement of Profit & Loss	897	-

Note - 21 : Other Income

Particulars	(Rs. in Lakhs)	
	For the Year ended March 31, 2026	For the Year ended March 31, 2025
(a) Interest Income - Financial instruments measured at amortised cost		
- Bank deposits	5	5
- Loan to related party	247	742
(b) Provisions/ Liabilities no longer required written back	-	3
(d) INDAS Interest Income	11	
(e) Miscellaneous Income	15	-
Total	278	750

Note - 22 : Cost of services, construction and land

Particulars		(Rs. in Lakhs)	
		For the Year ended March 31, 2026	For the Year ended March 31, 2025
(a) Opening stock including Raw material, construction work-in-progress and completed properties	(A)	16,742	12,984
(b) Add: Cost incurred during the year			
Cost of land/ development rights		2,436	110
Purchase of raw material		6	140
Contract cost and labour charges		306	242
Other construction expenses		1,693	3,191
Personnel costs		73	73
Finance Cost		1,250	
	(B)	5,764	3,756
(c) Less : Closing stock including Raw material, construction work-in-progress and completed properties	(C)	22,238	16,742
	(A+B-C)	268	-

Kolte-Patil Real Estate Private Limited

Notes to the financial statements for the year ended March 31, 2026

Note - 23 : Employee Benefits Expense

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
(a) Salaries and wages	137	260
Less: Transferred to inventory (Refer Note 6 and 22)	(73)	(73)
(b) Contribution to provident and other funds (Refer Note 29)	4	4
(c) Staff welfare expenses	4	5
Total	72	196

Note - 24 : Finance Cost

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
- Loan from related party (Refer Note 35)	1,497	1,635
Less: Transfer to inventories	(1,250)	
- Interest due to MSME Vendors	2	4
- Interest on Lease Liabilities	36	43
Total	285	1,682

Note - 25 : Other Expenses

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
(a) Advertisement, Promotion & Selling expenses	22	211
(b) Repairs and maintenance - Others	149	45
(c) Rates and taxes	24	79
(d) Payment to auditors (Refer Note 28)	10	13
(e) Legal and professional fees	11	1
(f) Miscellaneous expenses	52	54
Total	268	403

Note - 26 : Particulars of loans given as required by clause (4) of Section 186 of the Act

(Rs. in Lakhs)

Sr. No	Name of the recipient entity	Relationship with the company	Purpose	Interest Rate	For the Year ended March 31, 2026	For the Year ended March 31, 2025
1.	Loan given: Kolte-Patil Developers Limited	Holding Company	Working Capital Loan	12%	-	4,892

Note - 27 : Contingent Liabilities

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Claims in respect of Income tax matters (pending in Appeal)	-	410
Claims in respect of GST matters (pending in Appeal)	356	932
Total	356	1,342

Note - 28 : Auditors Remuneration (net of GST) towards:

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Statutory audit fees	10	10
Total	10	10

Note - 29 : Employee Benefits:

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

A. Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of defined contribution plans (Provident funds) is Rs. 4.05 lakhs (Previous year Rs. 7.31 lakhs)

B. Defined Benefit Plan:

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

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

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

(Rs. in Lakhs)

Particulars	As at March 31, 2025	As at March 31, 2025
Present value of funded defined benefit obligation	50	63
Fair value of plan assets	44	38
Funded status	(6)	(25)
Net Asset/(Liability) arising from defined benefit obligation	(6)	(25)

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

(Rs. in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Present value of benefit obligation at the beginning of the year	63	56
Transfer In/(Out)	(15)	(3)
Current service cost	5	4
Interest cost	4	4
Re-measurements on obligation [Actuarial (Gain) / Loss] :	0	2
Actuarial (gains)/ losses arising from changes in experience adjustment	-	-
Benefits paid	(7)	-
Present value of defined benefit obligation as on Balance Sheet date.	50	63

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

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Fair value of plan assets at the beginning of the year	38	36
Interest income	3	3
Re-measurement gain (loss) :		
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	5	(0)
Benefits paid	(7)	-
Fair value of Plan assets as on the end of the year	44	38
Actual returns on plan assets	8	3

iv. Analysis of Defined Benefit Obligation

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Defined benefit obligations	50	63
Fair value of plan assets at the end of the year	44	38
Net Asset/(Liability) recognized in Balance sheet as at March 31.	(6)	(25)

v. In respect of funded benefits with respect to gratuity, the fair value of plan assets represents the amounts invested through "Insurer Managed Funds"

vi. Expenses recognized in the statement of profit and loss

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Current service cost	5	4
Net Interest expense	1	1
Transfer In/ (Out)	(15)	(3)
Components of defined benefit costs recognized in profit or loss	(9)	2

vii. Amount recognized in Statement of Other Comprehensive Income

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Actuarial (gain)/loss		
(i) arising from changes in demographic assumption	-	-
(ii) arising from changes in financial assumption	-	-
(iii) arising from changes in experience assumption	-	-
Remeasurement of obligation (Gain)/Loss	0	2
Remeasurement of plan assets (Gain)/Loss	(5)	0
Total amount recognized in the statement of other comprehensive income	(5)	2

viii. Principal Actuarial Assumptions for Gratuity:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Discount rate	7.30%	6.80%
Expected rate of increase in compensation levels	9.00%	9.00%
Expected rate of return on plan assets	6.80%	7.20%
Expected average remaining working lives of employees (year)	10.95	12.12
Mortality rate	IALM(2012-14) ult	IALM(2012-14) ult
Withdrawal rate	3.00%	3.00%

a. The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

b. Expected rate of return of plan assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations

c. Salary escalation rate: The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors.

d. Withdrawal rate: It is expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

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

Expected benefit payments for the year ending:

(Rs. in Lakhs)

Particulars	As at March 31, 2026
March 31, 2027	7
March 31, 2028	2
March 31, 2029	2
March 31, 2030	4
March 31 2032 to March 31 2036	34

Weighted average duration of defined benefit obligation: 10.35 years (Previous Year: 12.34 years)

x. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31 March 2026 is as shown below:

(Rs. in Lakhs)

Effect on DBO on account of 1% change in the assumed rates:						
DBO Rates	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
	1% Increase	1% Decrease	1% Increase	1% Decrease	1% Increase	1% Decrease
Year						
31-Mar-26	45	55	53	47	50	50
31-Mar-25	50	63	61	52	57	56

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

xi. Employee benefit plans

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

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

No other post-retirement benefits are provided to these employees

In respect of the plan in India, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at March 31, 2023 by an independence professional agency. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

Note - 30 : Segment Information

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

Geographical Information

The Group operates in one reportable geographical segment i.e. "Within India". Hence, no separate geographical segment wise disclosure is applicable as per the requirements of Ind AS 108 Operating Segments.

Kolte-Patil Real Estate Private Limited

Notes to the financial statements for the year ended March 31, 2026

Note - 31 : Leases

Where the Company is Lessee:

The Company's leased assets primarily consists of lease for office space having lease term of 5 years. The Company recorded the lease liability at the present value of the remaining lease payments discounted at the incremental borrowing rate as on the date of transition i.e. 1st July 2023 and has measured right-of-use asset at an amount equal to lease liability adjusted for previously recognised prepaid or accrued lease payments.

(a) Set-out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
	Office Building	Office Building
Opening Balance	284	366
Add: Additions during the year	-	-
Gross Right of use of assets	284	366
Less: Depreciation and amortisation expense	83	83
Closing Balance	201	284

(b) Set-out below are the carrying amounts of lease liabilities recognised and the movements during the year:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
	Office Building	Office Building
Opening Balance	328	385
Add: Additions during the year	0	-
Add: Interest Cost	36	43
Less :Rent paid	108	101
Closing Balance	256	328
Current lease liabilities	90	86
Non-Current lease liabilities	166	243

(c) The following are the amounts recognized in statement of profit and loss:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Expenses		
Depreciation expense of right-of-use assets	83	83
Interest expense on lease liabilities	36	43
Net amount recognised in statement of profit and loss	119	126

The weighted average incremental borrowing rate applied to lease liabilities as at July 1, 2023 is 12% Lease Liabilities payable within one year is Rs. 68.45 lakhs and payable after one year and less than 5 years is Rs. 316.92 lakhs.

(d) Details of total cash outflows for leases during the year:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2026	As at March 31, 2025
Actual Rent Payment	108	101
Interest	-	-
Depreciation	-	-
Repayment of Lease Liabilities	-	-
Acquisition of ROU	-	-
Net Cash flow impact	108	101

Note - 32 : Earnings per share:

Particulars	(Rs. in Lakhs)	
	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Net Profit attributable to shareholders - (Rs. in lakhs)	145	(1,227)
Nominal value of equity shares - (Rs.)	10	10
Weighted average number of equity shares for basic and diluted EPS - (In lakhs)	137	137
Basic and diluted earnings per share - (Rs.)	1.06	(8.93)

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 33 : Disclosure as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	1	25
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	2	-
(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	2	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	2	-
(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	6	4

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.

Note - 34 : Financial Instruments

1) Capital Management

The company's capital management objectives are:

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

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

a) Gearing ratio:

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

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
(a) Debt*	13,975	14,019
(b) Cash and bank balances	429	44
(c) Net Debt (a-b)	13,546	13,975
(d) Total Equity	6,587	6,438
(e) Net debt to equity ratio e) = (c/d)	205.65%	217.06%

*Debt is defined as long-term and short-term borrowings

b) The carrying value of financial instruments by categories as of March 31, 2026 is as follows:

(Rs. in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total fair value
Assets:					
Cash and cash equivalents	-	-	429	429	429
Other balances with banks	-	-	-	-	-
Trade receivables	-	-	1	1	1
Other financial assets	-	-	250	250	250
Total	-	-	680	680	680
Liabilities:					
Trade and other payables	-	-	354	354	354
Borrowings	-	-	13,975	13,975	13,975
Other financial liabilities	-	-	2,797	2,797	2,797
Total	-	-	17,126	17,126	17,126

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

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

(Rs. in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total fair value*
Assets:					
Cash and cash equivalents	-	-	44	44	44
Other balances with banks	-	-	-	-	-
Trade receivables	-	-	-	-	-
Other financial assets	-	-	130	130	130
Total	-	-	174	174	174
Liabilities:					
Trade and other payables	-	-	760	760	760
Borrowings	-	-	14,019	14,019	14,019
Other financial liabilities	-	-	1,569	1,569	1,569
Total	-	-	16,348	16,348	16,348

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

II) Financial Risk Management Objectives

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

III) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk:

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

Interest rate risk:

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

Other price risk:

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

IV) Interest risk management

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

V) Credit risk management

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

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

Kolte-Patil Real Estate Private Limited**Notes to the financial statements for the year ended March 31, 2026****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 estimated interest payments as at March 31, 2026:

(Rs. in Lakhs)				
Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade payables				
-March 31, 2026	354	354	-	354
-March 31, 2025	760	760	-	760
b) Borrowings and interest thereon -				
-March 31, 2026	15,472	15,472	-	15,472
-March 31, 2025	15,654	15,654	-	15,654
Total				
-March 31, 2026	15,826	15,826	-	15,826
-March 31, 2025	16,414	16,414	-	16,414

VII Fair Value Disclosures

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

The following table summarizes financial assets and liabilities measured at fair value on a recurring basis.

Particulars	Fair value as at		Fair value hierarchy
	March 31, 2026	March 31, 2025	
Financial assets	-	-	
Financial Liabilities:	-	-	

Note - 35 : Current tax and deferred tax

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

Particulars	(Rs. in Lakhs)	
	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Profit before tax	196	(1,616)
Enacted tax rate	25.17%	25.17%
Deferred Tax calculated at enacted rate	49	(410)
(Excess)/ short Provision for tax of previous year	2	21
Income tax expense recognized in profit and loss	51	(389)

The standard rate of corporation tax applied to reported profit is 25.168 per cent (2024-25: 25.168 per cent).

Note - 36 : Related Party Transactions:**A. List of related Parties****i. Holding Company**

Kolte-Patil Developers Limited

ii. Entities where key management personnel have significant influence

1. Kolte Patil Family Venture LLP

2 Kori Design LLP

3 Imagination Interior Decorators LLP

(ii) Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Rs. in Lakhs)

Type of Transactions	Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Unsecured loan availed	Kolte-Patil Developers Limited (before Merger Kolte-Patil Integrated Townships)	3,621	3,458
Unsecured loan repaid	Kolte-Patil Developers Limited (before Merger Kolte-Patil Integrated Townships)	3,665	1,300
Interest accrued on unsecured loan	Kolte-Patil Developers Limited (before Merger Kolte-Patil Integrated Townships)	1,497	1,635
Unsecured loan Given	Kolte-Patil Developers Limited	-	2,500
Unsecured loan received	Kolte-Patil Developers Limited	-	4,970
Interest accrued unsecured loan	Kolte-Patil Developers Limited	247	742
Deposits given	Kolte Patil Family Venture LLP	64	
Lease rent Expenses	Kolte Patil Family Venture LLP	127	118

II. Balances at year end:

(Rs. in Lakhs)

Account Balances	Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Unsecured loan payable	Kolte-Patil Developers Limited (before Merger Kolte-Patil Integrated Townships)	13,975	14,019
Interest on unsecured loan payable	Kolte-Patil Developers Limited (before Merger Kolte-Patil Integrated Townships)	2,797	1,552
Unsecured loan Receivable	Kolte-Patil Developers Limited	-	4,892
Interest on unsecured loan receivable	Kolte-Patil Developers Limited	-	130
Lease rent Payable	Kolte Patil Family Venture LLP	20	167
Deposit receivable	Kolte Patil Family Venture LLP	64	-

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2026

Note - 37 : Ratio Analysis and its elements (based on requirements of schedule III)

Sr. no	Ratio	Numerator	Denominator	31-Mar-26	31-Mar-25	% change	Reason for variance
1	Current ratio	Current Assets	Current Liabilities	1.29	0.99	31%	Increase is on account of Inventories as constructional expenses have been incurred.
2	Debt- Equity Ratio	Total Debt	Shareholder's Equity	2.12	2.18	-3%	The Decrease is on account of decrease in borrowings during the year.
3	Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.15	2.18	-93%	Decrease is on account of repayment of borrowings during the year.
4	Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	0.02	-0.17	-113%	Company offers revenue on project completion basis.
5	Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.01	0.00	0%	No COGS incurred in previous period.
6	Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	1794.00	0.00	0%	Company offers revenue on project completion basis.
7	Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.01	0.20	-95%	Company offers revenue on project completion basis. Decrease due to revenue recognition in current year.
8	Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	0.17	0.00	0%	Company offers revenue on project completion basis. Increase is on account of Increase in Inventories recognised compared to last year.
9	Net Profit ratio	Net Profit	Net sales = Total sales - sales return	0.16	0.00	0%	Company offers revenue on project completion basis.
10	Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	0.03	0.00	588%	Company offers revenue on project completion basis. Hence, loss incurred in current FY
11	Return on Investment	Interest (Finance Income)	Investment	0.78	0.15	432%	Increase Is towards ICD Interest income received this year

Kolte-Patil Real Estate Private Limited**Notes to the financial statements for the year ended March 31, 2026****Note - 38 : Other Statutory Information**

Following Disclosure requirements of Schedule III are not given, since there are no such transactions in the Company:

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company does not have any transactions with companies struck off.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) 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
- (vi) 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
- (vii) 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)*

Note - 39 : Other Information

- (i) During the year under audit, the company has borrowed funds from it's realted party Kolte-Patil Developers Limited which is within the limits of sec 185 / 186. The amounts are approved by the board. The details of amount borrowed is as under:-

Particulars	Closing Balance
ICD from Kolte-Patil Developers Limited	13,975

- (ii) For computation of revenue, the completion contract method is applied in each reporting period and the estimates like reasonableness of collections from customers, lapse of certain period from the intimation to customer to take the possession, disputes with the customer which may result in the cancellation of the contract are re-assessed periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined. In such cases any revenues attributable to such contracts and the corresponding Cost of Goods Sold ("COGS") previously recognised are reversed and reduced from the current year's Revenue and COGS respectively.

(iv) The financial statements for the year ended March 31, 2026 were approved by the board of Directors.
Amount less than Rs. 0.5 Lakhs has been rounded off and shown as Rs. 0 Lakhs.

For and on behalf of Board of Directors

Milind Kolte
Director
(DIN:00170760)

VIRAG MILIND KOLTE
Director
(DIN: 08301362)

Place: Pune
Date:19.05.2026

RAVI PRAKASH PORWAL
Chief Financial Officer
DIN: 08520766

SOURABH PARTE
Company Secretary
Mem. No.: A64714