Master Copy

Kanchi Properties Private Limited

Annual report

1st April 2025 to 31st March 2026

CA INDIA

A P D B AND ASSOCIATES

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF
KANCHI PROPERTIES PRIVATE LIMITED

Report on the standalone Financial Statements

1. Opinion

1.1. We have audited the accompanying Standalone financial statements of **KANCHI PROPERTIES PRIVATE LIMITED** ("the Company") which comprises the Balance Sheet as at **March 31, 2026,** the Statement of Profit and Loss including the statement of Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the period then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

1.1. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at **March 31, 2026**, its **Profit** including other comprehensive income, its cash flows and the changes in equity for the Period ended on that date.

2. Basis for Opinion

2.1. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

2.2. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

A P D B And Associates FRN:141971W Pune Chartered Accountants

3. Responsibility of Management and those charged with governance for the Standalone Financial Statements

3.1. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting Standards (IND AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules,. 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 implementation and maintenance of 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

3.2. In preparing the financial statements, management 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

3.3. Those Board of Directors are also responsible for overseeing the company's financial reporting process.

4. Auditor's Responsibility for the Audit of the Financial Statements

4.1. Our objectives are to obtain reasonable assurance about whether the 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.

5. Report on Other Legal and Regulatory Requirements

A P D B And Associates * Chartered Accountants * FRN: 141971W Pune

5.1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013,on the basis of such checks of the books and records as we considered appropriate and to the best of our knowledge and according to the information and explanations given to us during the course of the audit, we give in the annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable (Annexure A).

5.2. As required by Section 143(3) of the Act, we report that:

5.2.1. 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.

5.2.2. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books

5.2.3. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

5.2.4. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

5.2.5. On the basis of the written representations received from the directors as on **31st March, 2026** taken on record by the Board of Directors, none of the directors is disqualified as on **31st March, 2026** from being appointed as a director in terms of Section 164 (2) of the Act.

5.2.6. The Company is exempted from getting an audit opinion with respect to the adequacy of internal financial controls over financial reporting of company and operating effectiveness of such controls vide notification dated June 2013, 2017.

5.2.7. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

a) The Company does not have any pending litigations which would impact its financial position.

b) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

c) There has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the Company for, following are the instances of delay in transferring amounts, required to be transferred, transferred to the Investor Education and Protection Fund by the company.

And Associates * FRN: 141371W Pune * Chartered Accountants

d) i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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;

ii) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), 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 by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

iii) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

e) The company has not declared or paid any dividend during the year.

f) Based on our examination, the Company has not used an accounting software wherein the audit trail (edit log) facility has been enabled. Further, since the feature is not enabled, reporting with respect to tampering of audit trail and preservation of the same as per statutory requirements for record retention does not arise

5.2.8 With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, the company has not paid any managerial remuneration during the year.

For A P D B AND ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Regn. No.141971W

DBagade

Dinesh Bagade
M. No. 163576
Partner
UDIN: 26163576XPBUSQ7656

A.P.D.B And Associates * Chartered Accountants * FRN: 141971W Pune

Place: Pune
Date: 08 MAY 2026

ANNEXURE "A" TO INDEPENDENT AUDITOR'S REPORT

Annexure referred to in the Independent Auditor's Report to the shareholders of Kanchi Properties Private Limited, on the standalone financial statements for the year ended 31st March, 2026

1. The Company do not have any Property, Plant and Equipment, movable or immovable, or any Intangible assets during the year and hence reporting requirements, under sub clause a), b), c), d) and e) of Clause (i) of Para 3, of the order, regarding maintenance of records and physical verification of the Property, Plant and Equipment and Intangible assets, title deeds of the immovable property, revaluation of Property, Plant & Equipment and intangible assets and proceedings under Benami Transactions (Prohibition) Act, 1988 are not applicable to the Company.

2.

a) The inventories have been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable. In our opinion, the coverage and procedure of such verification by the management is appropriate.

b) The Company has not been sanctioned any working capital limits from Banks or financial institutions in excess of Rs. 5 Crores at any point of time during the year and thus reporting requirements under this clause is not applicable to the Company.

3. As explained to us, the Company during the year, has not granted any loan, secured or unsecured, or made any investments to other companies, firms, LLPs or other parties and hence reporting requirements, under sub clause a), b), c), d) e) and f) of clause 3(iii) of the CARO, 2020, regarding examination of terms and condition of grant of such loan, regularity of repayment and interest and steps for recovery of overdue amount etc. are not applicable to the company.

4. In our opinion, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013, as may be applicable, in respect of loans granted to, investments made in, guarantees given for, and security provided to other concerns/ parties, as the case may be.

5. According to the information and explanations given to us, the Company has not accepted any deposit to which the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 of the Act and the rules framed there under are applicable.

Further, any order has not been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal and hence reporting requirements under Clause (v) of Para 3 of the CARO 2020, regarding compliance with those directives, sections, rules or Order, is not applicable to the Company

6. In our opinion, the Central Government has not prescribed the maintenance of cost records by the Company under section 148 (1) of the Act.

7.

a) According to the records of the Company, undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues, as may be applicable, have been, generally, regularly deposited with the appropriate authorities except for

Nature of liability	**Amounts in Rs Thousands**	**Default Period**
TDS (FY 2024-25)	5.00	307 days
Advance tax (quarter 1)	75.75	327 days
Advance tax (quarter 2)	151.49	235 days
Advance tax (quarter 3)	151.49	144 days
Advance tax (quarter 4)	126.24	54 days
Professional tax 2023-24	2.5	2 years
Professional tax 2024-25	2.5	1 years

According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at year end for a period exceeding six months from the date they became payable except Advance tax Rs. 227.24 thousands and TDS Rs. 5 thousands and Professional tax payable Rs. 5 thousands.

b) According to records of the Company, there are no dues of Goods and Service Tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues which have not been deposited on account of any dispute.

A P D B And Associates
FRN: 141971W
Pune
Chartered Accountants

8. According to the information and explanations given to us and on the basis of our examination of the records of the company, the Company has no transaction that have been surrendered or disclosed as income in assessments under the Income Tax Act, 1961 during the year, which is not recorded in the books of account.

9.

a) Based on our audit procedures and according to the information and explanations given to us, we are of the opinion that during the year, the Company has not defaulted in repayment of dues to any lender. During the year, there was no loan/borrowing by the company from banks or from Government or by issue of Debentures.

b) According to the information and explanation given to us, the Company is not declared as wilful defaulter by any bank or financial institution or any other lender. Accordingly, reporting on para 3, clause (ix) (b) of the order is not applicable to the company.

c) According to the information and explanations given to us and based on our examination of the records of the Company, no term loans were obtained during the year hence reporting under this clause is not applicable

d) According to the information and explanations given to us and on an overall examination of the balance sheet of the company, we report that the funds raised on short term purposes have not been used for long term purposes

e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds during the year from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures as defined under the Act.

f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).

10.

a) The Company has not raised during the year, any moneys by way of initial public offer or further public offer (including debt instruments) Accordingly, clause 3(x)(a) of the Order is not applicable.

b) The company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year and hence the reporting requirements regarding compliance with provisions of section 42 and section 62 of the Companies Act, 2013 in respect of such allotment / placement and whether the funds so raised have been used for the purposes for which the same were raised are not applicable in case of the company.

11.

a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no material fraud by the Company or on the Company has been noticed or reported during the course of the audit.

b) According to the information and explanation given to us, during the year, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors with the Central Government, in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014.

c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

12. In our opinion, the Company is not a Nidhi Company as defined in section 406 of the Act and hence the reporting under sub-clause (a), (b) and (c) of the Clause (xii) of Para 3 of the CARO 2020 is not applicable.

13. As explained to us, all transactions with the related parties as defined in section 2(76) of the Companies Act 2013 or any transaction with the related parties as defined under AS 18 related party disclosure are in compliance with sections 177 and 188 of Companies Act, 2013, as may be applicable, and the required details have been disclosed in the Financial Statements etc., as required by the applicable Accounting Standards.

14. The company does not have any internal audit system. According to the information and explanations given to us, the provision of section 138 of the Act regarding internal audit are not applicable to the Company for the year.

15. As explained to us, during the year the company has not entered any non-cash transactions with directors or persons connected with him to which the provision of section 192 of the Companies Act, 2013 attracted.

16. According to the information and explanations given to us, we are of the opinion that:

(a) The company does not meet the criteria to qualify as a NBFC and hence not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities as principal business.

(c) As the Company is not a NBFC, it does not qualify as a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.

(d) The Group has no CIC as part of the Group.

17. The company has not incurred cash losses in the current year and immediately preceding financial year.

18. There has been no resignation of the statutory auditors during the period, accordingly clause (xviii) of para 3 of the CARO 2020 is not Applicable

19. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We 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. The provisions of Section 135 in respect of Corporate Social Responsibility (CSR) are not applicable on the company. Accordingly, reporting under the provisions of Clause (xx) of Para 3, of the CARO 2020 is not applicable.

21. The reporting under Clause (xxi) of Para 3 of CARO 2020 is not applicable in respect of audit of Standalone financial statements of the Company.

For **A P D B AND ASSOCIATES**
Chartered Accountants
ICAI Firm Reg.No.141971W

DBagade

Dinesh Bagade
M. No.163576
Partner
UDIN: 26163576XPBUSQ7656
Date: 08 MAY 2026
Place: Pune

Kanchi Properties Private Limited

Balance sheet as at March 31, 2026

(All amounts are in Indian Rupees thousands, unless otherwise stated)

Particulars	Note	As at March 31, 2026	As at March 31, 2025	As at April 01, 2024
ASSETS				
Non-current assets				
Financial assets				
Investments	3	-	250.00	250.00
		-	**250.00**	**250.00**
Current assets				
Inventories	4	2,18,979.91	2,18,248.00	2,11,242.80
Financial assets				
Trade receivables	5	665.92	207.36	-
Cash and cash equivalents	6	1,581.35	83,560.76	1,139.44
Other current assets	7	2,667.39	4,212.26	2,430.21
		2,23,894.57	**3,06,228.38**	**2,14,812.45**
TOTAL ASSETS		**2,23,894.57**	**3,06,478.38**	**2,15,062.45**
EQUITY AND LIABILITIES				
Equity				
Equity share capital	8	102.00	102.00	102.00
Other equity	9	3,341.94	254.32	1,797.42
Total Equity		**3,443.94**	**356.32**	**1,899.42**
Non-current liabilities				
Financial liabilities				
Other financial liabilities	10	1,288.00	3,536.00	-
		1,288.00	**3,536.00**	-
Current liabilities				
Financial liabilities				
Trade Payables total outstanding dues of				
micro enterprises and small enterprises		-	-	-
creditors other than micro and small enterprises	11	278.00	1,16,110.40	1,44,408.00
Other Current liabilities	12	2,18,362.49	1,86,194.13	68,755.03
Provisions	13	522.14	281.53	-
		2,19,162.63	**3,02,586.06**	**2,13,163.03**
Total liabilities		**2,20,450.63**	**3,06,122.06**	**2,13,163.03**
TOTAL LIABILITIES & EQUITY		**2,23,894.57**	**3,06,478.38**	**2,15,062.45**
Significant accounting policies	1-2			
The notes referred to above form an integral part of these financial statements	3-32			

As per our report of even date.
For A P D B AND ASSOCIATES
Chartered Accountants
ICAI Firm Registration Number: 141971W

Dinesh Bagade
Partner
Membership Number: 163576
Place: Pune
Date : 08 MAY 2026

For and on behalf of the Board of Directors of
Kanchi Properties Private Limited

Somnath Biswas
Director
DIN 06607023
Place: Pune
Date : 08 MAY 2026

Abhijeet Pimple
Director
DIN 06905810
Place: Pune
Date : 08 MAY 2026

Kanchi Properties Private Limited

Statement of Profit and Loss for the year ended March 31, 2026

(All amounts are in Indian Rupees thousands, unless otherwise stated)

Particulars	Note No	Amount in Thousand 31-Mar-26	31-Mar-25
Income			
Revenue from operations	14	8,560.00	2,724.00
Other income	15	0.01	-
Total Income (I)		**8,560.01**	**2,724.00**
Expenses			
Cost of material consumed	16	731.91	7,005.20
Changes in inventories of finished goods, work in progress and stock-in-trade	17	(731.91)	(7,005.20)
Other expenses	18	3,867.65	3,872.36
Total expenses (II)		**3,867.65**	**3,872.36**
Profit before exceptional items and tax (III)		4,692.36	(1,148.36)
Exceptional items (IV)	19	150.00	-
Profit / (loss) before tax (V)		**4,542.36**	**(1,148.36)**
Tax expense (VI) :			
Current tax	20A	1,360.74	394.73
Deferred tax		-	-
Excess/Short provision for tax of earlier years	20B	94.00	-
Total tax expense		**1,454.74**	**394.73**
Profit /(loss) for the period (VII)		**3,087.62**	**(1,543.09)**
Other comprehensive income (VIII)			
a)Items that will not be reclassified to profit or loss		-	-
b)Items that will not be reclassified to profit and loss		-	-
Total comprehensive income for the period (IX)		**3,087.62**	**(1,543.09)**
Earnings per equity share (in rupees)			
Basic	24A	302.71	(151.28)
Diluted	24B	302.71	(151.28)
Significant accounting policies	1-2		
The notes referred to above form an integral part of these financial statements	3-32		

As per our report of even date.

For A P D B AND ASSOCIATES
Chartered Accountants
Firm Registration No. 141971W

Bagade

Dinesh Bagade
Partner
Membership Number: 163576
Place: Pune
Date : 08 MAY 2026

A P D B And Associates FRN:141971W Pune Chartered Accountants

For and on behalf of the Board of Directors of

Kanchi Properties Private Limited

Somnath Biswas	**Abhijeet Pimple**
Director	Director
DIN 06607023	DIN 06905810
Place: Pune	Place: Pune
Date : 08 MAY 2026	Date :

Kanchi Properties Private Limited

Cash flow statement as at March 31, 2026

(All amounts are in Indian Rupees thousands, unless otherwise stated)

Particulars	Amount in Thousand	
	31-Mar-26	31-Mar-25
A.Cash flow from operating activities		
Profit before tax	4,542.36	(1,148.36)
Add: Loss on sale of shares	150.00	-
(+/-)Difference written off	(0.01)	0.48
Cash Operating Profit Before Working Capital Changes	4,692.35	(1,147.88)
Changes in working capital		
Decrease / (Increase) in Trade receivables	(458.54)	(207.84)
Increase / (Decrease) in Trade payables	(1,15,832.40)	(28,297.60)
Increase / (Decrease) in Other Current Liabilities	32,168.36	1,17,439.10
(Increase) / Decrease in Non Current Liabilities	(2,248.00)	3,536.00
Decrease / (Increase) in Inventory	(731.91)	(7,005.20)
Increase / (Decrease) in Provisions	-	
Decrease / (Increase) in Other current assets	1,564.06	(1,782.05)
Cash generated form operations	(85,538.43)	83,682.41
Cash generated using operating activities	(80,846.08)	82,534.52
(-)Direct taxes paid	(1,233.33)	(113.20)
Net cash generated using operating activities	**(82,079.41)**	**82,421.32**
B. Cash flow from investing activities		
Decrease / (Increase) in non current investements	100.00	-
Decrease / (Increase) in non current assets	-	-
Net cash generated from investing activities	**100.00**	**-**
C. Cash flow from financing activities		
	-	-
Net cash generated from financing activities	-	-
D. Net cash inflow or outflow(A+B+C)	**(81,979.41)**	**82,421.32**
Cash & Cash Equivalents at the Beginning of the Period	83,560.76	1,139.44
Cash & Cash Equivalents at the End of the Period	1,581.35	83,560.76
Net increase/decrease	**(81,979.41)**	**82,421.32**

As per our report of even date.
For A P D B AND ASSOCIATES
Chartered Accountants
ICAI Firm Registration Number: 141971W

Bagade

Dinesh Bagade
Partner
Membership Number: 163576
Place: Pune
Date : 08 MAY 2026

A P D B And Associates * FRN: 141971W Pune * Chartered Accountants

For and on behalf of the Board of Directors of
Kanchi Properties Private Limited

Somnath Biswas	**Abhijeet Pimple**
Director	Director
DIN 06607023	DIN 06905810
Place: Pune	Place: Pune
Date :	Date :

08 MAY 2026

Kanchi Properties Private Limited

Statement of Changes in Equity for the period April 01,2025 to March 31, 2026

(All amounts are in Indian Rupees Thousands unless otherwise stated)

A. Changes in equity

Particulars	Equity shares-ordinary No. of shares	Equity shares-ordinary Amount
Issued, subscribed & fully paid up shares of Rs. 10 each		
Balance as at 1st April 2024	10,200	102.00
Changes during the year	-	-
balance as at 1st April 2025	10,200	102.00
Changes during the year	-	-
Balance as at 31 March 2026	**10,200**	**102.00**

B. Other equity

Particulars	Reserves and surplus: Retained earnings	Reserves and surplus: General reserve	Other Comprehensive Income	Total equity
Balance as at April 1, 2024	1,538.31	259.11	-	1,797.42
Changes during the year				
Add: Profit (loss) of the year	(1,543.09)	-	-	(1,543.09)
Add: Other comprehensive income for the period	-	-	-	-
Less: Appropriations	-	-	-	-
Balance as at 31 March 2025	**(4.79)**	**259.11**	**-**	**254.32**
Changes during the year				
Add: Profit (loss) of the year	3,087.62	-	-	3,087.62
Add: Other comprehensive income for the period	-	-	-	-
Less: Appropriations	-	-	-	-
Balance as at 31 March 2026	**3,082.83**	**259.11**	**-**	**3,341.94**

See accompaning Notes to the financial statements 1-2

The accompanying notes form an integral part of the financial statements 3-32

This is the Statement of Changes in Equity referred to in our report of even date.

As per our report of even date.

For A P D B AND ASSOCIATES
Chartered Accountants
ICAI Firm Registration Number: 141971W

Bagade

Dinesh Bagade
Partner
Membership Number: 163576
Place: Pune
Date: 08 MAY 2026

A P D B And Associates Chartered Accountants FRN: 141971W Pune

For and on behalf of the board of directors of
Kanchi Properties Private Limited

Somnath Biswas
Director
DIN 06607023
Place: Pune
Date: 08 MAY 2026

Abhijeet Pimple
Director
DIN 06905810
Place: Pune
Date: 08 MAY 2026

1 The Company overview

Kanchi Properties Private Limited (Company) was incorporated on 14th August,1996. The Company is engaged in the business of buying and selling tenanated properties. The Company accepts and also gives commitment deposit for purchase / sale of such properties

2 Significant accounting policies

Basis of Preparation of Financial Statements

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015. Previous period figures have been restated to Ind AS. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standards, the Company has presented a reconciliation from the presentation of Standalone financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of Shareholders' equity as at March 31, 2025 and April 1, 2024 and of the Total comprehensive income for the year ended March 31, 2025.
These Standalone financial statements have been prepared in accordance with Ind AS as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013 (the "Act").

Use of Estimates

The preparation of the financial statements in conformity with IND AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and disclosure of contingent liabilities, at the end of reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is: • Expected to be realised or intended to be sold or consumed in normal operating cycle;

Current and Non-Current Classification of Assets and Liabilities

Current Assets

An asset is classified as current when it satisfies any of the following criteria:

Held primarily for the purpose of trading;

Expected to be realised within twelve months after the reporting period; or

Cash or cash equivalent, unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

Current Liabilities

A liability is classified as current when it satisfies any of the following criteria:

It is expected to be settled in the normal operating cycle;

It is held primarily for the purpose of trading;

It is due to be settled within twelve months after the reporting period; or

There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Fair value measurement

The Company measures financial instruments, at fair value, at each balance sheet date. Fair-value related disclosures for financial instruments and non-financial assets that are measured at fair value or where fair values are disclosed in notes to financial statement.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole

- Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

This note summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes

- Disclosure for valuation method, significant accounting judgements, estimates and assumptions

- Disclosures of fair value measurement hierarchy
- Financial instruments (including those carried at amortized cost)

The Company's management determines the policies and procedures for both recurring fair value measurement and for non-recurring fair value measurement.

Revenue recognition

Revenue is recognized at an amount that reflects the consideration to which the Company expects to be entitled in exchange for transferring the goods or services to a customer i.e. on transfer of control of the goods or service to the customer. Revenue from sales of goods or rendering of services is net of indirect taxes, returns and discounts.

Contract Balances

Trade receivables

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policy for Financial instruments - Financial assets at amortised cost.

Contract liabilities

A contract liability is the obligation to render services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company renders services to the customer, a contract liability is recognised when the payment is made. Contract liabilities are recognised as revenue when the Company performs under the contract.

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Other Income

Interest Income:

For all financial instruments measured at amortised cost, interest income is recorded using the effective interest rate (EIR). The EIR is the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset. Interest income is included in finance income in the statement of profit or loss.

Transactions and balances

Initial recognition:

Transactions in foreign currencies are initially recorded by the Company at the functional currency spot rates at the date the transaction first qualifies for recognition. However, for practical reasons, the Company uses an average rate if the average approximates the actual rate at the date of the transaction.

Translation and exchange differences

Monetary items:

Monetary assets and liabilities denominated in foreign currencies are translated at their respective functional currency exchange rate prevailing at the reporting date. Exchange differences arising on settlement or translation of monetary items are recognised in statement of profit or loss.

Non-monetary items:

Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rates at the dates of initial recognition. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in Other Comprehensive Income ('OCI') or profit or loss are also recognised in OCI or profit or loss, respectively).

Taxes

Current income tax

Current income tax assets and liabilities are measured at the amounts expected to be recovered from or paid to the taxation authorities; on the basis of the taxable profits computed for the current accounting period in accordance with Income Tax Act, 1961. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Current income tax relating to items recognised in other comprehensive income or directly in equity is recognised in other comprehensive income or in equity, respectively, and not in the Profit or Loss. The Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred Tax

Deferred tax is provided using the balance sheet method on temporary differences between the tax bases of

Deferred tax liabilities are recognised for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss, in respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

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The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Financial assets

Classification

Financial assets are classified at initial recognition as subsequently measured at amortised cost, or fair value through other profit or loss ('FVTPL').

Initial recognition and measurement

Financial assets are recognised initially at fair value plus, in the case of financial assets not classified as fair value through profit or loss ('FVTPL'), transaction costs that are attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss financial assets and financial liabilities are recognised in the Balance Sheet when the Company becomes a party to the contractual provisions of the instrument. A regular way purchase or sale of financial assets shall be recognised using trade date or settlement date accounting.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

a. At amortised cost
b. At fair value through Other Comprehensive Income ('FVOCI')
c. At fair value through profit or loss ('FVTPL')

a. Financial assets classified as measured at amortised cost

A financial asset shall be measured at amortised cost if both of the following conditions are met:
The financial asset is held within a business model whose objective is to hold financial 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.

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After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate ('EIR') method, less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance expense/ (income) in the profit and loss statement. The losses arising from impairment are recognised in the statement of profit and loss. This category generally applies to trade receivables, security and other deposits receivable by the company.

b. Financial assets classified as measured at FVTPL

A Financial asset shall be measured at FVTPL, unless it is measured at amortised cost or at FVOCI. The Company classifies all equity or puttable financial instruments held for trading as measured at FVTPL. Such instruments are measured at fair value at initial recognition as well as at each reporting date. The fair value changes are recognised in the statement of profit and loss e.g. mutual fund. Further, the Company may make an irrevocable election to designate a financial asset as FVTPL, at initial recognition, to reduce or eliminate a measurement or recognition inconsistency.

c Financial assets classified as measured at FVTOCI

A financial asset shall be measured at fair value through other comprehensive income if both of the following conditions are met:

the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and

Such instruments are measured at fair value at initial recognition as well as at each reporting date fair value movements are recognised in the Other Comprehensive Income ('OCI'). Interest income, impairment losses and reversals and foreign exchange gain or loss are recognised in the statement of profit and loss. On de-recognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to statement of profit and loss. Interest earned on such instruments is reported as interest income using the EIR method.

Further, the Company may make an irrevocable election at initial recognition, to classify as FVOCI, particular investments in equity instruments (except equity instruments held for trading) that would otherwise be measured as FVTPL. The Company makes such an election on an instrument-by-instrument basis. Such instruments are measured at fair value on initial recognition as well as at each reporting date. All fair value changes are recognised in OCI. There is no recycling of amounts from OCI to statement of profit and loss, even on de-recognition. However, the company may transfer the cumulative gain/loss within equity. Dividend received on these equity investments is recorded in the profit and loss statement.

De-recognition

A financial asset (or, where applicable, a part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's Balance Sheet) when the rights to receive cash flows from the asset have expired; or the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies expected credit loss ('ECL') model for measurement and recognition of impairment loss on the financial assets and credit risk exposure.

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The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12 month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original effective interest rate (EIR). When estimating the cash flows, an entity is required to consider all contractual terms of the financial instrument over the expected life of the financial instrument.

The impairment loss/ (gain) is recognised in the statement of profit and loss, except for impairment loss/ (gain) on financial assets measured at FVOCI, which shall be recognised in the OCI.

Financial liabilities

Classification

Financial liabilities are classified, at initial recognition, as subsequently measured at amortised cost or at fair value through profit or loss ('FVTPL').

Initial recognition and measurement

Financial liabilities are recognised initially at fair value net of, in the case of financial liabilities not classified as fair value through profit or loss ('FVTPL'), transaction costs that are attributable to the issue of the financial liability. Financial assets and financial liabilities are recognised in the Balance Sheet when the Company becomes a party to the contractual provisions of the instrument.

i Financial liabilities at FVTPL

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated as such upon initial recognition. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind-AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the statement of profit and loss.

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Financial liabilities designated as such upon initial recognition at the initial date of recognition, if the criteria in Ind-AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risks are recognized in OCI. These gains/ loss are not subsequently transferred to the statement of profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit and loss.

The Company has not designated any financial liability as at fair value through profit and loss.

ii Financial liabilities at amortised cost

This is the most relevant category to the Company. The Company generally classifies interest bearing borrowings as financial liabilities carried at amortised cost. After initial recognition, these instruments are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in statement of profit and loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Subsequent measurement

The Company generally classifies interest bearing borrowings as financial liabilities carried at amortised cost. After initial recognition, these instruments are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in statement of profit and loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

De-recognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

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Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Cash and cash equivalents

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

Cash equivalents are short term, highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

In the statements of cash flows, cash and cash equivalents consist of cash and short term deposits, as defined above net of outstanding bank overdrafts as they are considered as integral part of the Company's cash management.

Provisions

Provisions are recognised when the Company has a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liability

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company.

A contingent liability can arise for obligations that are possible, but it is yet to be confirmed whether there is present obligation that could lead to an outflow of resources embodying economic benefits.

The Company also discloses contingent liability when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or a sufficiently reliable estimate of the amount of the obligation cannot be made.

The Company does not recognise a contingent liability but only makes disclosures for the same in the financial statements.

Earnings per share (EPS)

Basic and diluted earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

Borrowing costs

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings.

Borrowing costs directly attributable to the acquisition, construction or development of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

Inventories

Inventories comprise flats (completed units and units under construction) held for sale in the ordinary course of business. Inventories are valued at the lower of cost and net realizable value.

Cost includes all costs incurred in bringing the inventories to their present location and condition, including land cost, development and construction costs, direct materials, labour, borrowing costs (where applicable), and other attributable overheads.

For units under construction, cost represents construction and development costs incurred up to the reporting date. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs necessary to make the sale.

Net Realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

Cash flow statement

The Cash flow statement is prepared by the indirect method set out in Ind AS 7 on Cash flow statements and presents cash flows by operating, investing and financing activities of the Company.

First Time Adoption of Ind-AS

The Company has adopted Ind AS with effect from 1st April 2024 with comparatives being restated. Accordingly the impact of transition has been provided in the Opening Reserves as at 1st April 2023. The figures for the previous period have been restated, regrouped and reclassified wherever required to comply with the requirement of Ind AS and Schedule III.

Exemptions from retrospective application:

i) Investments in Equity share of subsidiaries, Joint ventures, Associates & other companies / LLP except for Investement in listed equity share are measured at fair value, based on quoted market prices prevailing on the reporting date (Level 1 of fair value hierarchy), as such prices are readily available in active markets.
The Company has elected to measure investment in Associate at cost.

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Significant accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of asset or liability affected in future periods.

Judgements

In the process of applying the accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur

Impairment of non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for
an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair
value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely incremental costs and an allocation of costs directly related to contract activities.

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Kanchi Properties Private Limited

Notes to the financial statements

Note	Particulars	Amount in Indian Rupees Thousands		
		31-Mar-26	31-Mar-25	01-Apr-24
	Non current assets			
	Financial assets			
3	**Non Trade Unquoted equity Investments**			
	a) Subsidiary			
	Aster Premises Private Limited	-	1,000.00	1,000.00
	NIL (1,00,000) equity shares of Rs.10/- each fully paid			
		-	1,000.00	1,000.00
	b) Others			
	George Philips Medical Engineering Private Limited 8,000 (8,000) equity shares of Rs.10/- each fully paid	80.00	80.00	80.00
		80.00	80.00	80.00
	Provision for dimunition in value of shares	(80.00)	(830.00)	(830.00)
		-	**250.00**	**250.00**
	Current assets			
4	**Inventory**			
	Completed Units	2,18,979.91	2,18,248.00	2,11,242.80
		2,18,979.91	**2,18,248.00**	**2,11,242.80**
	Financial assets			
5	**Trade receivables**			
	Debts outstanding for a period less than six months			
	Considered good	-	-	-
	Considered doubtful	-	-	-
	Others			
	Considered good	665.92	207.36	-
	Considered doubtful	-	-	-
	Less: Provision for doubtful debts	-	-	-
	(Refer annexure II)	**665.92**	**207.36**	-

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Kanchi Properties Private Limited

Notes to the financial statements

Note	Particulars	Amount in Indian Rupees Thousands		
		31-Mar-26	31-Mar-25	01-Apr-24
6	**Cash & cash equivalents**			
	At Amortized cost			
	Balance with banks			
	In current accounts	1,581.10	83,560.51	688.59
	Deposits with original maturity less than three months			
	Cash in hand	0.25	0.25	450.85
		1,581.35	**83,560.76**	**1,139.44**
7	**Other current assets**			
	Unsecured considered good			
	Commitment Deposits	2,356.21	2,356.21	2,430.21
	Balances with government authorities	77.97	-	-
	Property tax recoverable from seller	-	-	-
	Advance Income tax	19.20	-	-
	Prepaid maintenance	-	1,642.03	
	Other receivable	214.02	214.02	
		2,667.39	**4,212.26**	**2,430.21**
	Of the above			
	Due by director			
	Due by company in which director is director/member	2,356.21	2,356.21	2,430.21
8	**Equity share capital**			
	Authorised share capital			
	50,000 (50,000) Equity shares of Rs. 10/- each	500.00	500.00	500.00
	Total authorised share capital	**500.00**	**500.00**	**500.00**
	Issued, subscribed and fully paid up share capital			
	10,200 (10,200) Equity shares of Rs. 10/- each fully paid	102.00	102.00	102.00
	Total Issued, subscribed and fully paid up share capital	**102.00**	**102.00**	**102.00**

The Company has only one class of shares referred to as equity shares having a par value of Rs. 10/-. Each holder of the equity share, as reflected in the records of the Company as of the date of the shareholder meeting, is entitled to one vote in respect of each share held for all matters submitted to vote in the shareholder meeting and in case of voting on show of hand each member present at meeting shall have one vote irrespective of the equity shares held by them.

The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

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Note	Particulars	Amount in Indian Rupees Thousands		
		31-Mar-26	31-Mar-25	01-Apr-24
a)	In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders. **Following are the details of the share capital** Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period			
	Description	No of shares	No of shares	No of shares
	No of shares outstanding at the beginning of the year	10,200.00	10,200.00	10,200.00
	Fresh allotment	-	-	-
	No of shares outstanding at the end of the year	**10,200.00**	**10,200.00**	**10,200.00**

b) **Promoter share holding**

Particulars	Shares	% holding in the class	
Promoter Shareholding as on 31st March 24			
D Santhanam	5,100	0.50	
M Krishnamurthi	5,100	0.50	
Allotment / Transfer of shares			
D Santhanam	-	-	
M Krishnamurthi	-	-	
Promoter Shareholding as on 31st March 25			
D Santhanam	5,100	0.50	
M Krishnamurthi	5,100	0.50	
Promoter Shareholding as on 31st March 25			
D Santhanam	5,100	0.50	
M Krishnamurthi	5,100	0.50	
Transfer of shares			
D Santhanam to Vascon Engineers Limited	5,100	0.50	
M Krishnamurthi to Vascon Engineers Limited	5,099	0.49	
M Krishnamurthi to Mr. Siddharth Moorthy	1	0.01	
Promoter Shareholding as on 31st March 26			
Vascon Engineers Limited	10,199	0.99	
Nominee : Mr. Siddharth Moorthy	1	0.01	

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	Shareholders holding more than 5 percent shares in the company			
	Name of shareholder	**No. of shares**	**No. of shares**	**No. of shares**
	D Santhanam	-	5,100.00	5,100.00
	M Krishnamurthi	-	5,100.00	5,100.00
	Vascon Engineers Limited	10,199.00	-	-
	Total	**10,199.00**	**10,200.00**	**10,200.00**
	As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.			
9	**Other Equity**			
	General reserve			
	Balance at the commencement	259.11	259.11	259.11
	Additions during the year	-	-	-
	Closing balance	259.11	259.11	259.11
	Retained earnings			
	Balance at the commencement	(4.79)	1,538.31	2,224.77
	Add: net profit for the year	3,087.62	(1,543.09)	(686.46)
	Closing balance	3,082.83	(4.79)	1,538.31
	Grand Total	**3,341.94**	**254.32**	**1,797.42**
	Non current liabilities			
	Financial liabilities			
10	**Other financial liabilities**			
	Carried at amortised cost			
	Security deposit received	1,288.00	3,536.00	-
		1,288.00	**3,536.00**	-
	Current liabilities			
	Financial liabilities			
11	**Trade payables**			
	Carried at amortised cost			
	(A) Dues to Micro Enterprises and Small Enterprises	-	-	-
	(B) Dues to Others			
	Payable for flat units	278.00	1,16,110.40	1,44,408.00
	Refer annexure III for trade payables ageing	**278.00**	**1,16,110.40**	**1,44,408.00**
	All trade payables are current in nature. The Company's exposure to currency and liquidity risks related to trade payables is disclosed in Note 22			

Kanchi Properties Private Limited				
Notes to the financial statements				
Note	Particulars	Amount in Indian Rupees Thousands		
		31-Mar-26	31-Mar-25	01-Apr-24
12	**Other current liabilities**			
	(A) Dues to Micro Enterprises and Small Enterprises			
	(B) Dues to Others			
	Commitment deposit	2,18,013.40	1,85,000.00	68,000.00
	Statutory liabilities	47.59	72.72	7.50
	Others payables	301.50	1,112.01	747.53
	Advance from customers	-	9.40	-
	**(The information in respect of dues to Micro Enterprises and Small Enterprises is disclosed on the basis of information available with the company and relied upon by the auditors.)*			
		2,18,362.49	**1,86,194.13**	**68,755.03**
13	**Provisions**			
	Provision for tax (net of advance tax)	522.14	281.53	-
		522.14	**281.53**	-

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Kanchi Properties Private Limited

Notes to the Profit and loss accounts

Note No.	Particulars	Amount in Indian Rupees Thousands	
		31-Mar-26	31-Mar-25
14	**Revenue from operations**		
	Rent received	8,560.00	2,724.00
	Consultancy income	-	-
		8,560.00	**2,724.00**
15	**Other income**		
	Difference written off	0.01	-
		0.01	**-**
16	**Development /Construction Cost**		
	Purchases of Land, Material, Works, Services, labour and Incidental Expenses	731.91	7,005.20
		731.91	**7,005.20**
17	**Changes in Inventories - Development Inventory (Completed & Work-in-Progress)**		
	Opening Development Account	2,18,248.00	2,11,242.80
	Less: Closing Development Account	(2,18,979.91)	(2,18,248.00)
		(731.91)	**(7,005.20)**
18	**Other expenses**		
	Brokerage	644.00	1,324.00
	Maintenance Expenses	2,499.45	2,195.39
	Lease agreement expenses	71.00	-
	Electricity expenses	106.89	-
	Property tax	223.06	219.39
	Professional Tax	2.50	2.50
	Rates & taxes	46.10	33.60
	Professional charges	73.00	47.00
	Auditors Remuneration	200.00	50.00
	Miscellaneous expenses	1.66	0.48
			-
		3,867.65	**3,872.36**
19	**Exceptional items**		
	Loss on sell of shares	150.00	-
		150.00	**-**

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Kanchi Properties Private Limited

Notes to the Profit and loss accounts

Note No.	Particulars	Amount in Indian Rupees Thousands	
		31-Mar-26	31-Mar-25
20	**Tax expense**		
A	Current tax	1,360.74	394.73
B	Excess/Short provision for tax of earlier years	94.00	-
		1,454.74	**394.73**

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Kanchi Properties Private Limited

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

(All amounts are in Indian Rupees thousands, unless otherwise stated)

Note 21 - Fair values

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments as of March 31, 2026

Particulars	Measured at Cost	Fair value through profit	Total carrying value	Total fair value
Financial assets				
Investments	-		-	-
Trade receivables	665.92		665.92	665.92
Cash and cash equivalents	1,581.35		1,581.35	1,581.35
Total	**2,247.27**	-	**2,247.27**	**2,247.27**
Financial liabilities				
Other financial liabilities	1,566.00	-	1,566.00	1,566.00
Total	**1,566.00**	-	**1,566.00**	**1,566.00**

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments as of March 31, 2025

Particulars	Amortised Cost	Fair value through profit and loss	Total carrying value	Total fair value
Financial assets				
Investments	250.00	-	250.00	250.00
Trade receivables	207.36	-	207.36	207.36
Cash and cash equivalents	83,560.76	-	83,560.76	83,560.76
Total	**84,018.12**	-	**84,018.12**	**84,018.12**
Financial liabilities				
Other financial liabilities	1,19,646.40	-	1,19,646.40	1,19,646.40
Total	**1,19,646.40**	-	**1,19,646.40**	**1,19,646.40**

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments as of March 31, 2024

Particulars	Amortised Cost	Fair value through profit and loss	Total carrying value	Total fair value
Financial assets				
Investments	250.00	-	250.00	250.00
Trade receivables	-	-	-	-
Cash and cash equivalents	1,139.44	-	1,139.44	1,139.44
Total	**1,389.44**	-	**1,389.44**	**1,389.44**
Financial liabilities				
Other financial liabilities	1,44,408.00	-	1,44,408.00	1,44,408.00
Total	**1,44,408.00**	-	**1,44,408.00**	**1,44,408.00**

The management assessed that cash and cash equivalents (including bank balances), trade receivables, loans, trade payables and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments. The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Kanchi Properties Private Limited

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

(All amounts are in Indian Rupees thousands, unless otherwise stated)

Fair value hierarchy

The following table provides the fair value measurement hierarchy of the Company's financial instruments measured at fair value after initial recognition:

The following is the hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as 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).

	Date of valuation	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value				
Investments in units of mutual funds	March 31, 2026	-	-	-
Investments in units of mutual funds	March 31, 2025	-	-	-
Assets for which fair value are disclosed				
Investment property	March 31, 2026	-	-	-
Investment property	March 31, 2025	-	-	-

There were no transfers between level 1, level 2 and level 3 during the period ended March 31, 2025 and March 31, 2026.

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Note 22 - Financial risk management objectives and policies

The Company's principal financial liabilities comprise trade payables, borrowings and security deposits. The main purpose of these financial liabilities is to finance the Company's operations and to support its operations. The Company's principal financial assets includes investments, trade receivables and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below:

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: interest rate risk, currency risk and other price risk such as equity price risk and commodity price risk. Financial instruments affected by market risk include borrowings and investments.

The sensitivity analyses in the following sections relate to the position as at March 31, 2026.

The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed-to floating interest rates of the debt are all constant as at March 31, 2026.

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's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The Company has not hedged its exposure to fluctuations in the interest rates on account of the insignificant impact of any changes in the interest rate to its operations.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, if any, investment in mutual fund and other financial instruments.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's investing activities.

Foreign currency exposure

The Company does not have any exposure to foreign currency risk as at the reporting date and during the previous year.

Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's finance department is responsible for liquidity, funding as well as settlement management. In addition, processes and polices related to such risk are overseen by Senior management. Management monitors the Company's net liquidity position on a monthly and quarterly basis through its Senior management meeting and board meetings. They use rolling forecasts on the basis of expected cash flows.

The Senior management ensures that the future cash flow needs are met through cash flow from the operating activities and short term borrowings from banks.

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Kanchi Properties Private Limited

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

(All amounts are in Indian Rupees thousands, unless otherwise stated)

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments:

Risk management- Liquidity risk as

	On demand	Less than 3 months	3-12 months	1-5 years	More than 5 years	
As at March 31, 2026						
Non current liabilities						-
Other financial liabilities	1,288.00	-	-	-	-	1,288.00
Current liabilities						-
Trade payables	-	-	278.00	-	-	278.00
Total	**1,288.00**	**-**	**278.00**	**-**	**-**	**1,566.00**
As at March 31, 2025						
Non current liabilities	-	-		-		-
Other financial liabilities	3,536.00		-	-	-	3,536.00
Current liabilities	-	-	-	-	-	-
Trade payables	-	-	1,16,110.40	-	-	1,16,110.40
Total	**3,536.00**	**-**	**1,16,110.40**	**-**	**-**	**1,19,646.40**
As at March 31, 2024						
Non current liabilities	-	-		-	-	-
Other financial liabilities	-	-	-	-	-	-
Current liabilities	-	-	-	-	-	-
Trade payables	-	-	1,44,408.00	-	-	1,44,408.00
Total	**-**	**-**	**1,44,408.00**	**-**	**-**	**1,44,408.00**

Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value.

The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors the capital using gearing ratio. The Company includes within net debt, lease liabilities, interest bearing loans and borrowings, less cash and cash equivalents.

Particulars	March 31, 2026	March 31, 2025	March 31, 2024
Borrowings	-	-	-
Trade Payables	-	-	-
Less: cash and short-term and long term deposits	1,581.35	83,560.76	1,139.44
Net debt	**1,581.35**	**83,560.76**	**1,139.44**
Equity share capital	102.00	102.00	102.00
Other equity	3,341.94	254.32	1,797.42
Total capital	**3,443.94**	**356.32**	**1,899.42**
Capital and net debt	5,025.29	83,917.08	3,038.86
Gearing ratio	**31.47%**	**99.58%**	**37.50%**

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the years presented.

No changes were made in the objectives, policies or processes for managing capital during the period ended March 31, 2026.

Note - 23 First time adoption

These financial statements for the year ended March 31, 2026 are the first the Company has prepared in accordance with Ind AS. For periods up to and including the year ended March 31, 2025 and March 31, 2024, the Company prepared its financial statements in accordance with accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014 ("Indian GAAP").

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for year ended on March 31, 2026, together with the comparative period data as at and for the year ended March 31, 2025 and March 31, 2024, as described in the summary of material accounting policies. In preparing financial statements, the Company's opening balance sheet was prepared as at April 01, 2020, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its previous GAAP financial statements, including the balance sheet as at April 01, 2024 and the financial statements as at and for the year ended March 31, 2026 and March 31, 2025.

Exemptions applied

Ind AS 101 allows first time adopters certain exemptions and exceptions from the restrospective application of certain requirements under Ind AS

Since there is no change in the functional currency, the Company has elected to continue with the carrying value of all its property, plant and equipment, as recognised in its Indian GAAP financial statements, as the deemed cost at the date of transition.

Estimates

The estimates at April 01, 2024, March 31, 2025 are consistent with those made for the same dates in accordance with Indian GAAP (after adjustments to reflect any differences in accounting policies). The estimates used by the Company to present these amounts in accordance with Ind AS reflect conditions at April 01, 2024: the date of transition to Ind AS and as of March 31, 2024.

Explanation of transition to Ind AS

The below mentioned reconciliations provide a quantification of the effect of signification of the effect of significant differences arising from the transition from Indian GAAP to Ind AS in accordance with Ind AS 101 for the Following:
- equity as at 1st April 2024:
- equity as at 31st March 2025 and
- profit for the year ended 31st March 2024

There are no material adjustements to the cash flow statements.
In the reconciliations mentioned above, certain reclassifications have been made to Indian GAAP financial information to align with the Ind AS presentation.

(All amounts are in Indian rupees thousands, unless otherwise stated)

A - Reconciliation of Equity as at April 01, 2024

Particulars	Amount as per previous GAAP	Ind AS Adjustments	Amount as per Ind AS
ASSETS			
Non-current assets			
Financial assets			
Investments	250.00	-	250.00
	250.00	**-**	**250.00**
Current assets			
Inventories	2,11,242.80	-	2,11,242.80
Financial assets		-	
Cash and cash equivalents	1,139.44	-	1,139.44
Other current assets	2,430.21	-	2,430.21
	2,14,812.45	**-**	**2,14,812.45**
TOTAL	**2,15,062.45**	**-**	**2,15,062.45**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	102.00	-	102.00
Other equity	2,411.45	(614.03)	1,797.42
	2,513.45	**(614.03)**	**1,899.42**
Non-current liabilities			
	-	-	-
	-	-	-
Current liabilities			
Financial liabilities			
Trade payables			
- Total outstanding dues of creditors other	2,12,549.00	(68,141.00)	1,44,408.00
Other current liabilities	-	68,755.03	68,755.03
	2,12,549.00	**614.03**	**2,13,163.03**
Total liabilities	**2,12,549.00**	**614.03**	**2,13,163.03**
TOTAL	**2,15,062.45**	**0.00**	**2,15,062.45**

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Kanchi Properties Private Limited

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

(All amounts are in Indian rupees thousands, unless otherwise stated)

B - Reconciliation of Equity as at March 31, 2025

Particulars	Amount as per	Ind AS	Amount as per Ind
ASSETS			
Non-current assets			
Financial assets			
Investments	250.00	-	250.00
Other non-current assets	4,396.80	(4,396.80)	-
	4,646.80	**(4,396.80)**	**250.00**
Current assets			
Inventories	2,18,248.00	-	2,18,248.00
Financial assets			
Loans	2,356.21	(2,356.21)	-
Trade receivables	207.36	-	207.36
Cash and cash equivalents	83,560.76	0.00	83,560.76
Other current assets	-	4,212.26	4,212.26
	3,04,372.33	**1,856.05**	**3,06,228.38**
TOTAL	**3,09,019.13**	**(2,540.75)**	**3,06,478.38**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	102.00	-	102.00
Other equity	3,283.14	(3,028.82)	254.32
	3,385.14	**(3,028.82)**	**356.32**
Non-current liabilities			
Financial liabilities			
Other Liabilities	3,536.00	-	3,536.00
	3,536.00	**-**	**3,536.00**
Current liabilities			
Trade payables			
- Total outstanding dues of creditors other	-	1,16,110.40	1,16,110.40
Other current liabilities	3,01,816.46	(1,15,622.33)	1,86,194.13
Provisions	281.53	0.00	281.53
	3,02,097.99	**488.07**	**3,02,586.06**
Total liabilities	**3,05,633.99**	**488.07**	**3,06,122.06**
TOTAL	**3,09,019.13**	**(2,540.74)**	**3,06,478.39**

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Kanchi Properties Private Limited

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

(All amounts are in Indian rupees thousands, unless otherwise stated)

C - Reconciliation of profit for the period ended March 31, 2025

Particulars	Amount as per	Ind AS	Amount as per Ind
Income			
Revenue from Operation (net)	2,724.00	-	2,724.00
Other income	-	-	-
Total income	**2,724.00**	**-**	**2,724.00**
Expenses			
Development /Construction Cost	7,005.20	-	7,005.20
Changes in Inventories - Development Work-in-	(7,005.20)	-	(7,005.20)
Other expenses	1,457.58	2,414.78	3,872.36
Total expenses	**1,457.58**	**2,414.78**	**3,872.36**
Earnings before interest, tax, depreciation and	**1,266.42**	**(2,414.78)**	**(1,148.36)**
Finance costs	-	-	-
Depreciation expense	-	-	-
	-	**-**	**-**
Profit before tax	**1,266.42**	**(2,414.78)**	**(1,148.36)**
Tax expenses:			
Current tax	394.73	-	394.73
Deferred tax	-	-	-
Tax in respect of earlier years	-	-	-
Total tax expense	**394.73**	**-**	**394.73**
Profit for the year	**871.69**	**(2,414.78)**	**(1,543.09)**
Other comprehensive income			
Other comprehensive income to be reclassified	-	-	-
Other comprehensive income to be reclassified	-	-	-
Net other comprehensive income not to be	**-**	**-**	**-**
Total comprehensive income for the year, net of tax	**871.69**	**(2,414.78)**	**(1,543.09)**

* The previous GAAP figures have been regrouped/ reclassified as necessary for the purpose of this note.

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Kanchi Properties Private Limited

Notes to the financial statements

Note No.	Particulars	Amount in Indian Rupees Thousands		
		31-Mar-26	31-Mar-25	31-Mar-24
24	**Earning per share (EPS)**			
	Net Profit available for equity share holder	3,087.62	(1,543.09)	(686.46)
	Weighted average number of equity shares for Basic EPS (in actuals)	10,200.00	10,200.00	10,200.00
	Face value per share	10	10	10
A	Basic EPS (in actuals)	302.71	(151.28)	(67.30)
	Weighted average number of equity shares for Diluted EPS (in actuals)	10,200.00	10,200.00	10,200.00
B	Diluted EPS (in actuals)	302.71	(151.28)	(67.30)

25 Disclosure of related party transactions as required by IND AS 24

Related Party disclosures have been set out in a statement annexed herewith. The related parties as defined by IND AS 24 'Related Party Disclosure' issued by the ICAI, have been identified on the basis of disclosure made by the key managerial persons taken on record by the Board. (Annexure I)

26 Ratios

Particulars	31-Mar-26	31-Mar-25	31-Mar-24	Difference 25-26	Difference 24-25
Current Ratio	1.02	1.01	1.01	(0.94)	(0.43)
Debt-Equity Ratio	-	-	-	NA	NA
Debt Service Coverage Ratio	NA	NA	NA	NA	NA
Return on Equity Ratio	1.62	(1.37)	(0.05)	218.77	(2,574.67)
Inventory Turnover Ratio	NA	NA	NA	NA	NA
Trade Receivables Turnover Ratio	19.60	26.27	NA	25.38	NA
Trade Payable Turnover Ratio	NA	NA	NA	NA	NA
Net Capital Turnover Ratio	1.81	0.75	0.01	(141.88)	(10,179.66)
Net Profit Ratio	0.36	(0.57)	(57.21)	163.67	99.01
Return on Capital Employed Ratio	46.00	(11.26)	(6.73)	508.61	(67.29)
Return on Investment	NA	NA	NA	NA	NA

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Kanchi Properties Private Limited

Notes to the financial statements

Reason for deviation

Ratios	Remarks
Current Ratio	Bank balance as on march 2025 utilised for making mayment for trade payables
Return on Equity Ratio	In FY 2024-25, the units were rented out towards the end of the year, and the tenancy continued in FY 2025-26.
Trade Receivables Turnover Ratio	In FY 2024-25, the units were rented out towards the end of the year, and the tenancy continued in FY 2025-26.
Trade Payable Turnover Ratio	Trade payable for purchase of flat units, major payments made in FY 2025-26
Net Capital Turnover Ratio	In FY 2024-25, the units were rented out towards the end of the year, and the tenancy continued in FY 2025-26.
Net Profit Ratio	In FY 2024-25, the units were rented out towards the end of the year, and the tenancy continued in FY 2025-26.
Return on Capital Employed Ratio	In FY 2024-25, the units were rented out towards the end of the year, and the tenancy continued in FY 2025-26.

27 **Break up of Deferred Tax (Liability)/ Asset is given below.**

	Amount in Thousand		
On account of	**31-Mar-26**	**31-Mar-25**	**31-Mar-24**
Provision for diminuition of shares	20.14	208.91	208.91
Deferred tax asset On account of Unabsorbed Depreciation and C/f Business and Capital Loss	73.33	73.33	58.88
Net deferred tax (Liability)/ Asset	**93.47**	**282.24**	**267.79**

In accordance with the provisions of IND AS 12 "Accounting for Taxes on Income", in absence of virtual certainty of taxable income, provision for deferred tax asset/liability has been reviewed and restated and for the year, no provision for deferred tax assets in respect of carried forward Business loss, unabsorbed depreciation has been made as the net result is deferred tax assets.

	Amount in Thousand		
28 **Auditors' Remuneration**	**31-Mar-26**	**31-Mar-25**	**31-Mar-24**
Audit Fee	200.00	50.00	50.00
Other Services	-	-	-

(Fees mentioned above does not includes service tax and GST)

29 (i) The Company has 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.

(ii) The Company has 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 Company 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.

30 **Relationship struck off companies**
The company has not entered into any transactions with struck off companies during the year

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Kanchi Properties Private Limited

Notes to the financial statements

31	Corresponding figures for previous periods presented have been regrouped, where necessary, to conform to the current year classification.
32	Other Additional disclosures with respect to schedule III are not applicable to the company

As per our report of even date

For A P D B AND ASSOCIATES
Chartered Accountants
Firm Registration No. 141971W

Bagade

Dinesh Bagade
Partner
Membership No.163576
Pune
Date : 0 8 MAY 2026

A P D B And Associates * Chartered Accountants * FRN: 141971W Pune

For and on behalf of the Board of Directors of
Kanchi Properties Private Limited

Somnath Biswas
Director
DIN 06607023
Pune
Date : 0 8 MAY 2026

Abhijeet Pimple
Director
DIN 06905810
Pune
Date : 0 8 MAY 2026

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Kanchi Properties Private Limited

Annexure referred to in and forming part of the Notes to Accounts to Balance Sheet as at 31st March, 2026 and Profit and Loss Account for the year ended on that date

Annexure: I Disclosure of related party information as required by IND AS 24

Amount in Indian Rupees Thousands

Sr. No.	Particulars	Associate	Subsidiary	Joint Venture	Key Mgt. Personnel	Relatives of Key Mgt Personnel	Holding co. or group of individuals having significant influence over company & Relatives of such individuals	Joint venture of holding company
A	B		E	F	G	H	I	J
1	Expenses paid on behalf							1.99 -
2	Flat maintenance expenses paid						8.48 -	
	O/s as on 31st March, 2026							
	Payable outstanding							
1	Commitment deposit payable						1,93,013.40	
3	Amount outstanding against flats purchased						278.00 -	
	Receivable outstanding							
2	Property tax paid on behalf						214.02	

(Figures in bracket indicate previous year's figures)

Kanchi Properties Private Limited

Annexure referred to in and forming part of the Notes to Accounts to Balance Sheet as at 31st March, 2026 and Profit and Loss Account for the year ended on that date

Annexure: I Disclosure of related party information as required by IND AS 24

Note : Names of related parties and description of relationship

Sr.	Particulars	Name of the Party
1	Holding company (from 31st March 2026)	Vascon Engineers Limited
2	Joint venture of holding company (from 31st March 2026)	Vasocn Developers LLP
3	Subsidiary (upto _______)	Aster Premises Private Limited

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Kanchi Properties Private Limited

Trade receivables ageing schedule as at March 31, 2026

Annexure II

Amount in Indian Rupees Thousands

	Outstanding for following periods from due date of Receipts					
Particulars	**Less than 6 months**	**6 months - 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Undisputed trade receivables - considered good	665.92	-	-	-	-	665.92
Undisputed trade receivables - considered doubtful	-	-	-	-	-	-
Disputed trade receivables - considered good	-	-	-	-	-	-
Disputed trade receivables - considered doubtful	-	-	-	-	-	-
Less: Provision for doubtful receivable (Disputed + Undisputed)	-	-	-	-	-	-
Total	**665.92**	**-**	**-**	**-**	**-**	**665.92**

Trade receivables ageing schedule as at March 31, 2025

	Outstanding for following periods from due date of Receipts					
Particulars	**Less than 6 months**	**6 months - 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Undisputed trade receivables - considered good	207.36	-	-	-	-	207.36
Undisputed trade receivables - considered doubtful	-	-	-	-	-	-
Disputed trade receivables - considered good	-	-	-	-	-	-
Disputed trade receivables - considered doubtful	-	-	-	-	-	-
Less: Provision for doubtful receivable (Disputed + Undisputed)	-	-	-	-	-	-
Total	**207.36**	**-**	**-**	**-**	**-**	**207.36**

P D B And Associates

Kanchi Properties Private Limited

Trade receivables ageing schedule as at March 31, 2024

Annexure II

Amount in Indian Rupees Thousands

Particulars	Outstanding for following periods from due date of Receipts					
	Less than 6 months	6 months	1-2 years	2-3 years	More than 3 years	Total
Undisputed trade receivables - considered good	-	-	-	-	-	-
Undisputed trade receivables - considered doubtful	-	-	-	-	-	-
Disputed trade receivables - considered good	-	-	-	-	-	-
Disputed trade receivables - considered doubtful	-	-	-	-	-	-
Less: Provision for doubtful receivable (Disputed + Undisputed)	-	-	-	-	-	-
Total	-	-	-	-	-	-

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V P D B And Associates * Chartered Accountants * FRN: 141971W Pune

Kanchi Properties Private Limited

Trade payable ageing schedule as at March 31, 2026

Annexure III

Amount in Indian Rupees Thousands

	Outstanding for following periods from due date of Receipts					
Particulars	**Less than 6 months**	**6 months - 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Micro Enterprises and Small Enterprises						
Disputed	-	-	-	-	-	-
Others	-	-	-	-	-	-
Other than Micro Enterprises and Small Enterprises						
Disputed	-	-	-	-	-	-
Others	-	-	-	278.00	-	278.00
Total	-	-	-	278.00	-	278.00

Trade payables ageing schedule as at March 31, 2025

	Outstanding for following periods from due date of Receipts					
Particulars	**Less than 6 months**	**6 months - 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Micro Enterprises and Small Enterprises	-	-	-	-	-	-
Disputed	-	-	-	-	-	-
Others	-	-	-	-	-	-
Other than Micro Enterprises and Small Enterprises	-	-	-	-	-	-
Disputed	-	-	-	-	-	-
Others			1,16,110.40			
	-	-	-	-	-	-

A P D B And Associates * Chartered Accountants * FRN:141971W Pune

Kanchi Properties Private Limited

Trade payable ageing schedule as at March 31, 2024

Annexure III

Amount in Indian Rupees Thousands

Particulars	Outstanding for following periods from due date of Receipts					
	Less than 6 months	**6 months - 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Micro Enterprises and Small Enterprises						
Disputed	-	-	-	-	-	-
Others	-	-	-	-	-	-
Other than Micro Enterprises and Small Enterprises						
Disputed	-	-	-	-	-	-
Others	1,44,408.00	-	-	-	-	-
Total	**1,44,408.00**	**-**	**-**	**-**	**-**	**-**

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A P D B And Associates * Chartered Accountants * FRN: 141971W Pune