

B S D & Co.

Chartered Accountants

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Tel. : 011-43029888, E-mail : delhi@bsdgroup.in • Website : www.bsdgroup.in

INDEPENDENT AUDITORS' REPORT

To the Members of Omaxe Be Together Kaushambi Busport Private Limited

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **Omaxe Be Together Kaushambi Busport Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2025, the Statement of Profit and Loss, the Cash Flow statement and the Statement of changes in Equity for the year ended on that date and notes to the financial statements, including a summary of the material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2025, its loss, its cash flows and the changes in equity for the year then ended.

Basis for Opinion

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

Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgement, were of the most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to be communicated in our report.

Other Information

The Company's Management and Board of Directors are responsible for the preparation of other information. The other information comprises the information included in the Management Discussion and analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the financial statements and our auditor's report thereon.



Head Office : No. 14/3 10th C Main Jaynagar, 1 Block , Bengaluru - 560011 (Karnataka)
Branch Office Mumbai : 31/704, Neptune Co-operative Housing Society, Evershine Millenium Paradise (EMP)
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Branch Office Indore : 201, Lakshya Enclave, 15/3, Old Palasia, Indore - 452001 (Madhya Pradesh)

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the Ind AS and accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements 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.

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

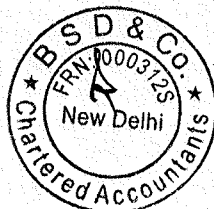
The Board of Directors are responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

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.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

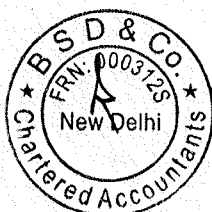
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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

Report on Other Legal and Regulatory Requirements

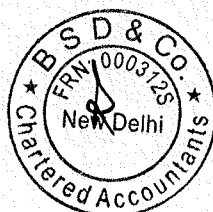
1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "**Annexure I**" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. 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.



- c. The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account.
- d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on 31st March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure-II"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, according to the information and explanations given to us the Company has not paid any managerial remuneration during the year.
- h. 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. There are no pending litigations requiring disclosures of its impact on its financial position in its financial statements.
 - ii. There are no material foreseeable losses on long term contracts including derivative contracts requiring provision.
 - iii. There are no amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief as disclosed in Note 26 to the Financial Statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief as disclosed in Note 26 to the Financial Statements, 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;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations as provided under (a) and (b) above, contain any material misstatement.

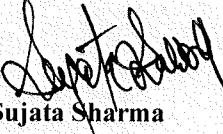


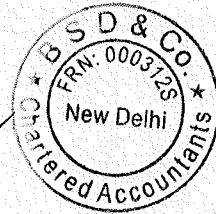
- v. According to the information and explanations given to us and based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended 31st March 2025 which has the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For **B S D & Co.**

Chartered Accountants

Firm Registration No. 000312S


Sujata Sharma
Partner
Membership No. 087919



UDIN: 25087919BMLFUZ2486

Place: New Delhi

Date: 22nd May 2025

Annexure I to Independent Auditors' Report

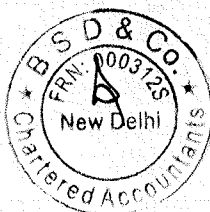
(Referred to in paragraph 1 under the heading "Report on other Legal and Regulatory Requirements" section of our report of even date).

- i. (a) The Company does not have any Property, Plant and Equipment and Intangible Assets. Therefore, reporting under clauses 3(i) (a), (b), (c) and 3(i) (d) of the Order is not applicable to the Company.

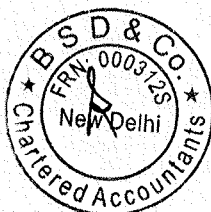
(e) Based on the information and explanations furnished to us, no proceedings have been initiated on (or) are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder, and therefore the question of our commenting on whether the Company has appropriately disclosed the details in its financial statements does not arise.
- ii. (a) According to the information and explanations given to us and on the basis of our examination of the records of the company, inventory includes projects in progress and physical verification of inventory has been conducted at reasonable intervals by the management and no discrepancies noticed on physical verification.

(b) During the year, the Company has not been sanctioned any working capital limits from banks or financial institutions [on the basis of security of current assets] and accordingly, the question of our commenting on whether the quarterly returns or statements are in agreement with the books of accounts of the Company does not arise.
- iii. The Company has not made any investment, granted secured/unsecured loans/advances in nature of loans, or stood guarantee, or provided security to any parties. Therefore, reporting under clauses 3(iii) of the Order is not applicable to the Company.
- iv. In our opinion and according to information and explanations given to us, there are no loans, investments, guarantees and securities granted during the year in respect of which provisions of section 185 and 186 of the Companies Act, 2013 are applicable.
- v. The Company has not accepted any deposits from the public. Therefore, reporting under clause 3(v) of the Order is not applicable to the Company.
- vi. The Company is not required to maintain cost records specified by Central Government under sub-section (1) of section 148 of the Companies Act, 2013. Therefore, reporting under clause 3(vi) of the Order is not applicable to the Company.
- vii. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, duty of customs, goods and services tax (GST) and other applicable material undisputed statutory dues have been deposited regularly during the year. There are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.

(b) There are no material statutory dues which have not been deposited with the appropriate authorities on account of any dispute.
- viii. According to the information and explanations given to us and the records of the Company examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961, as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) As the company does not have any loans or other borrowings from any lender at the balance sheet date, the reporting under clause 3(ix)(a) of the Order is not applicable to the company.

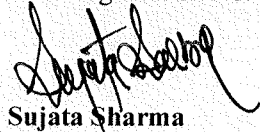


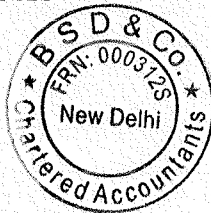
- (b) As the company does not have any loans or other borrowings from any bank or financial institution or any other lender. Therefore, reporting under clause 3(ix)(b) of the Order is not applicable to the Company.
- (c) The Company has not obtained any term loan. Therefore, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) The Company has not raised any fund. Therefore, reporting under clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Therefore, reporting under clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Therefore, reporting under clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money during the year by way of initial public offer or further public offer (including debt instruments) during the year. Hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares or fully or partially or optionally convertible debentures during the year. Hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under section 143(12) of the Companies Act, 2013 has been filed in form ADT-4 Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the company.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clauses 3(xii) (a), (b) and (c) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of Act, where applicable and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. According to the information and explanations given to us Company's size and nature of business does not require internal audit system. Accordingly, the reporting under Clause 3(xiv) of the Order is not applicable to the Company.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, the reporting under Clause 3(xv) of the Order is not applicable.
- xvi. (a) According to information and explanations given to us, the Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934.



- (b) The Company has not conducted (non-banking financial/housing finance), activities during the year. Accordingly reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) The Group do not have more than one Core Investment Company as a part of the Group.
- xvii. The Company has not incurred cash losses of Rs 287.77 hundreds in the current financial year and cash losses of Rs 90.95 hundreds in the immediately preceding financial year.
- xviii. There has been resignation of the statutory auditors during the year but there were no modifications/adverse comments included by the outgoing auditor in his last issued audit report(s).
- xix. According to the information and explanations given to us and on the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date.
- xx. The Company is not required to contribute any amount towards Corporate Social Responsibility (CSR). Accordingly reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not applicable.

For **B S D & Co.**
Chartered Accountants
Firm Registration No. 000312S


Sujata Sharma
Partner
Membership No. 087919



UDIN: 25087919BMLFUZ2486

Place: New Delhi
Date: 22nd May 2025

Annexure II to Independent Auditors' Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

We have audited the internal financial controls over financial reporting of **Omaxe Be Together Kaushambi Busport Private Limited** ("the Company") as at 31st March 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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



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

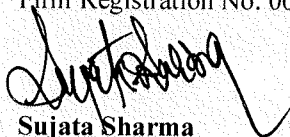
Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

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

For **B S D & Co.**
Chartered Accountants
Firm Registration No. 000312S


Sujata Sharma
Partner
Membership No. 087919



UDIN: 25087919BMLFUZ2486

Place: New Delhi
Date: 22nd May 2025

Omaxe Be Together Kaushambi Busport Private Limited

Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019

Corporate Identification Number : U68200DL2023PTC416379

BALANCE SHEET AS AT 31 March,2025

(Rupees in Hundreds)

Particulars	Note No.	As at 31 March,2025	As at 31 March,2024
ASSETS			
Current Assets			
a) Inventories	1	12,315,154.00	12,300,400.00
b) Financial Assets			
i) Cash and Cash Equivalents	2	2,871.06	919.05
c) Other Current Assets	3	17,699.22	72.00
TOTAL ASSETS		12,335,724.28	12,301,391.05
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	4	1,000.00	1,000.00
b) Other Equity	5	(378.72)	(90.95)
		621.28	909.05
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Trade Payables	6	-	-
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		-	4,305,000.00
		-	4,305,000.00
Current liabilities			
a) Financial Liabilities			
i) Borrowings	7	3,725,000.00	3,690,000.00
ii) Trade Payables	8		
Total outstanding dues of micro enterprises and small enterprises		3.00	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		8,610,000.00	4,305,432.00
iii) Other Financial Liabilities	9	100.00	50.00
		12,335,103.00	7,995,482.00
TOTAL EQUITY AND LIABILITIES		12,335,724.28	12,301,391.05

Material Accounting Policies

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Notes on Financial Statements

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The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

B S D & Co.

Chartered Accountants

(Firm Regn. No. 000332)

Sujata Sharma

Partner

M.No. 087919

New Delhi

Chartered Accountants

FRN: 000312S

For and on behalf of Board of Directors


Manoj Negi

Director

DIN: 10064366


Gaurav Mahajan

Director

DIN: 10145680

Place: New Delhi

Date: 22 May,2025

Omaxe Be Together Kaushambi Busport Private Limited

Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019

Corporate Identification Number : U68200DL2023PTC416379

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 March,2025

(Rupees in Hundreds)

Particulars	Note No.	Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
REVENUE			
Other Income	10	0.01	-
TOTAL INCOME		0.01	-
EXPENSES			
Cost of Land, Material Consumed, Construction & Other Related Project Cost	11	14,754.00	12,300,400.00
Changes in Inventories of Finished Stock & Projects in Progress	12	(14,754.00)	(12,300,400.00)
Finance Costs	13	9.28	0.04
Other Expenses	14	278.50	90.91
TOTAL EXPENSES		287.78	90.95
Profit/(Loss) Before Tax		(287.77)	(90.95)
Tax Expense	15		
Current Tax		-	-
Deferred Tax		-	-
Profit/(Loss) For The Year (A)		(287.77)	(90.95)
Other Comprehensive Income			
1) Items that will not be reclassified to Statement of Profit and Loss			
Remeasurements of the Net Defined Benefit Plans		-	-
Tax on Above Items		-	-
Total Other Comprehensive Income/(Loss) (B)		-	-
Total Comprehensive Income/(loss) for the Year (comprising of profit/ (loss) for the year and other comprehensive income/(loss) (A+B)		(287.77)	(90.95)
Earnings per Equity share (face value of Rs. 10/- per share)	16		
Basic (In Rupees)		(2.88)	(0.91)
Diluted (In Rupees)		(2.88)	(0.91)

Material Accounting Policies

A

Notes on Financial Statements

1-29

The notes referred to above form an integral part of financial statements.

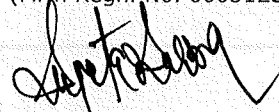
As per our audit report of even date attached

For and on behalf of

B S D & Co.

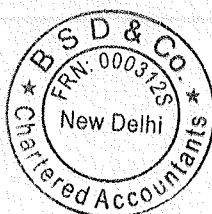
Chartered Accountants

(Firm Regn. No. 000312S)

**Sujata Sharma**

Partner

M.No. 087919



Place: New Delhi

Date: 22 May,2025

For and on behalf of board of directors

**Manoj Negi**

Director

DIN: 10064366

**Gaurav Mahajan**

Director

DIN: 10145680

Omaxe Be Together Kaushambi Busport Private Limited

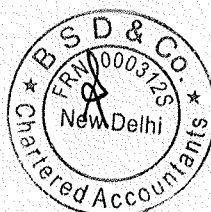
Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019

Corporate Identification Number : U68200DL2023PTC416379

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 March,2025

(Rupees in Hundreds)

Particulars	Year Ended 31 March,2025	Year Ended 31 March,2024
A. Cash flow from operating activities		
Profit/(loss) for the year before tax	(287.77)	(90.95)
Adjustments for :		
Interest and finance charges	9.28	0.04
Operating profit before working capital changes	(278.49)	(90.91)
Adjustments for working capital		
Change in Inventories	(14,754.00)	(12,300,400.00)
Change in Other Current Assets	(17,627.22)	(72.00)
Change in Trade Payables, Other Financial and Non Financial Liabilities	(379.00)	8,610,482.00
	(32,760.22)	(3,689,990.00)
Net cash flow from operating activities	(33,038.71)	(3,690,080.91)
Direct taxes paid / (refund)	-	-
Net cash generated from/(used in) Operating activities (A)	(33,038.71)	(3,690,080.91)
B Cash flow from investing activities	-	-
C Cash flow from financing activities		
Issue of share capital	-	1,000.00
Proceeds from borrowings	35,000.00	3,690,000.00
Interest and finance charges paid	(9.28)	(0.04)
Net cash (used in)/generated from Financing activities (C)	34,990.72	3,690,999.96
Net increase/(decrease) in cash and cash equivalents (A+B+C)	1,952.01	919.05
Opening balance of cash and cash equivalents	919.05	-
Closing balance of cash and cash equivalents	2,871.06	919.05



Omaxe Be Together Kaushambi Busport Private Limited

Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019

Corporate Identification Number : U68200DL2023PTC416379

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 March,2025

A. Equity Share Capital

Particulars	Number of shares	Rupees in Hundreds
Balance as at 1 April 2023	-	-
Change in equity share capital due to prior period errors	-	-
Restated balance as at 1 April 2023	-	-
Changes in equity share capital for the period from 30 June, 2023 to 31 March 2024	10,000	1,000.00
Balance as at 31 March,2024	10,000	1,000.00
Balance as at 1 April 2024	10,000	1,000.00
Change in equity share capital due to prior period errors	-	-
Restated balance as at 1 April 2024	10,000	1,000.00
Changes in equity share capital during 2024-25	-	-
Balance as at 31 March,2025	10,000	1,000.00

B. Other Equity

(Rupees in Hundreds)

Description	Attributable to the owners of Omaxe Be Together Kaushambi Busport Private Limited		
	Reserve and Surplus	Other Comprehensive Income	Total Other Equity
	Retained Earnings/(Deficit)	Remeasurement of Defined Benefit Obligation	
Balance as at 1 April 2023	-	-	-
Profit/(Loss) for the period period from 30 June, 2023 to 31 March, 2024.	(90.95)	-	(90.95)
Other Comprehensive Income	-	-	-
Balance as at 31 March,2024	(90.95)	-	(90.95)
Balance as at 1 April 2024	(90.95)	-	(90.95)
Profit/(Loss) for the year	(287.77)	-	(287.77)
Other Comprehensive Income	-	-	-
Balance as at 31 March,2025	(378.72)	-	(378.72)

Material Accounting Policies

A

Notes on Financial Statements

1-29

The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

B S D & Co.

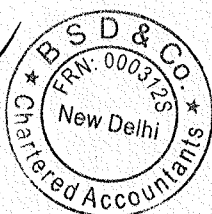
Chartered Accountants

(Firm Regn. No. 000312S)

Sujata Sharma

Partner

M.No. 087919



For and on behalf of Board of Directors

Manoj Negi

Director

DIN: 10064366

Gaurav Mahajan

Director

DIN: 10145680

Place: New Delhi

Date: 22 May,2025

COMPONENTS OF CASH AND CASH EQUIVALENTS

(Rupees in Hundreds)

PARTICULARS	As at	As at
	31 March, 2025	31 March, 2024
Cash on hand	461.00	-
Balance with banks	2,410.06	919.05
Cash and cash equivalents at the end of the year (Refer note 2)	2,871.06	919.05

DISCLOSURE AS REQUIRED BY IND AS 7**Reconciliation of liabilities arising from financing activities****31 March, 2025**

PARTICULARS	Opening Balance	Cash flows	Non Cash and other Changes	Closing balance
Current unsecured borrowings	3,690,000.00	35,000.00	-	3,725,000.00
Total liabilities from financial activities	3,690,000.00	35,000.00	-	3,725,000.00

31 March, 2024

(Rupees in Hundreds)

PARTICULARS	Opening Balance	Cash flows	Non Cash and other Changes	Closing balance
Current unsecured borrowings	-	3,690,000.00	-	3,690,000.00
Total liabilities from financial activities	-	3,690,000.00	-	3,690,000.00

Material Accounting Policies

A

Notes on Financial Statements

1-29

The notes referred to above form an integral part of financial statements.

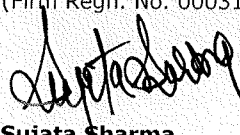
As per our audit report of even date attached

For and on behalf of

B S D & Co.

Chartered Accountants

(Firm Regn. No. 000312S)

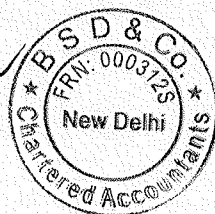

Sujata Sharma

Partner

M.No. 087919

Place: New Delhi

Date: 22 May, 2025



For and on behalf of Board of Directors

Manoj Negi

Director

DIN: 10064366

Gaurav Mahajan

Director

DIN: 10145680

A. Material accounting policies

1. Corporate Information

Omaxe Be Together Kaushambi Busport Private Limited is a entity incorporated in India and is a subsidiary of Omaxe Limited (w.e.f 30.09.2024) Eariler subsidiary of Be Together Developers Private Limited. Registered address of the Company is 7, Local Shopping Centre, Kalkaji, New Delhi-110019.

The Company is into the business of Real estate and infrastructure development.

2. Material accounting policies

2.1 Basis of preparation of financial statements

The financial statements of the company has been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by Ministry of Corporate Affairs ('MCA').

The financial statement for the period ended 31 March, 2025 were authorised and approved for issue by Board of Directors on 22 May, 2025.

The financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in india. Further, the financial statements have been prepared on historical cast basis except for certain financial assets, financial liabilities, derivative financial instruments and share based payments which are measured at fair vales as explained in relevant accounting polices.

The financial statements are presented in Rupees and all values are rounded to the nearest hundred, except when otherwise indicated.

2.2 Summary of Material accounting policies

i) Revenue recognition

Revenue is recognised on accrual basis and measured at the transaction prise of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

Real estate projects

The company derives revenue from execution of real estate projects and infrastructure development. Revenue from Real Estate project and infrastructure development is recognised in accordance with Ind AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised .

Revenue from real estate projects and infrastructure development are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking.

ii) Impairment of Non Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

iii) Financial Instruments

a) Financial Assets

Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs

Subsequent measurement

(1) Financial instruments at amortised cost – the financial instrument is measured at the amortised cost if both the following conditions are met:

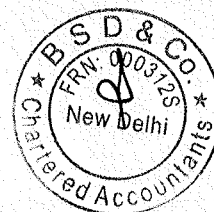
(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

(b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the Principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Company's business model.

De-recognition of financial assets

A financial asset is primarily de-recognised 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.



b) Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

De-recognition of financial liabilities

Financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition 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 or loss.

c) Compound financial instrument

Compound financial instrument are separated into liability and equity components based on the terms of the contract. On issuance of the said instrument, the liability component is arrived by discounting the gross sum at a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost until it is extinguished on conversion or redemption. The remainder of the proceeds is recognised as equity component of compound financial instrument. This is recognised and included in shareholders' equity, net of income tax effects, and not subsequently re-measured.

d) Financial guarantee contracts

Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.

e) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 19 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

f) 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 realize the assets and settle the liabilities simultaneously.

iv) Fair value measurement

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:

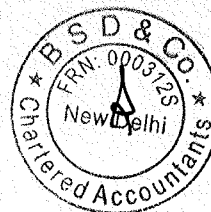
- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The 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.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs:

- 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 recognized in the financial statements on a recurring basis, the Company determines whether transfer have occurred between levels in the hierarchy by re-assessing categorization (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 disclosure, the Company has determined classes of assets and liabilities on the basis of nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

v) Inventories and Projects in progress

a) Inventories

(i) Building material and consumable stores are valued at lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.

(ii) Land is valued at lower of cost and Net realisable value. Cost is determined on average method. Cost includes cost of acquisition and all other related costs.

(iii) Completed real estate project for sale is valued at lower of cost and net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.

(b) Projects in progress

Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, development rights, materials, construction, services, borrowing costs and other overheads relating to projects.

vi) Provisions, contingent liabilities and contingent assets

A provision is recognized 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.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

vii Income Tax

i. Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity)

ii. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

viii) Impairment of assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

ix) Significant management judgement in applying accounting policies and estimation of uncertainty

(a) Significant management judgements

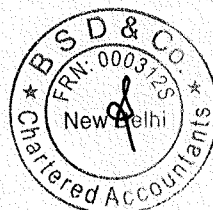
When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

(b) Revenue

Revenue is recognised on accrual basis and comprises of aggregate amounts of sale price agreed with customer and is recognised on the basis of cost of rights so transferred.

(c) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.



(d) Evaluation of indicators for impairment of assets

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

(e) Provisions

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

Significant estimates

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, are described below. The Company based its assumptions and estimates on parameters available when the standalone 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.

(a) Net realizable value of inventory

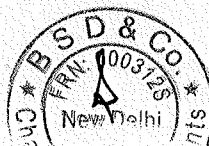
The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost. The Company also involves specialist to perform valuations of inventories, wherever required.

(b) Fair value measurement disclosures

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument/assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

c) Classification of assets and liabilities into current and non-current

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

Note 1 : INVENTORIES

(Rupees in Hundreds)

Particulars	As at 31 March, 2025	As at 31 March, 2024
Project In Progress	12,315,154.00	12,300,400.00
Total	12,315,154.00	12,300,400.00

Note 2 : CASH AND CASH EQUIVALENTS

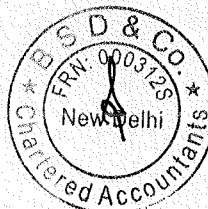
(Rupees in Hundreds)

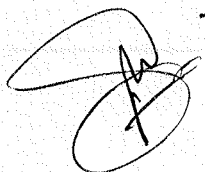

Particulars	As at 31 March, 2025	As at 31 March, 2024
Balances With Banks:-		
In Current Accounts	2,410.06	919.05
Cash On Hand	461.00	-
Total	2,871.06	919.05

Note 3 : OTHER CURRENT ASSETS

(Rupees in Hundreds)

Particulars	As at 31 March, 2025	As at 31 March, 2024
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
- Others	14,962.50	-
Balance With Government / Statutory Authorities	2,736.72	72.00
Total	17,699.22	72.00



Note 4 : EQUITY SHARE CAPITAL

(Rupees in Hundreds)

Particulars	As at 31 March, 2025	As at 31 March, 2024
Authorised		
10,000 (10,000) Equity Shares of Rs.10 each	1,000.00	1,000.00
	1,000.00	1,000.00
Issued, Subscribed & Paid Up		
10,000 (10,000) Equity Shares of Rs.10 each fully paid up	1,000.00	1,000.00
Total	1,000.00	1,000.00

Figures in bracket represent those of previous year

Note - 4.1**Reconciliation of the shares outstanding at the beginning and at the end of the year**

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Number of Shares	Rupees in Hundreds	Number of Shares	Rupees in Hundreds
Equity Shares of Rs. 10/- each fully paid up				
Shares outstanding at the beginning of the year	10,000	1,000.00	-	-
Shares Issued during the year	-	-	10,000	1,000.00
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	1,000.00	10,000	1,000.00

Note - 4.2**Terms/rights attached to shares****Equity**

The company has only one class of equity shares having a par value of Rs 10/-per share. Each holder of equity shares is entitled to one vote per share. If new equity shares, issued by the company shall be ranked pari-passu with the existing equity shares. The company declares and pays dividend in Indian rupees. The dividend proposed if any by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any in proportion to the number of equity shares held by the share holders.

Note - 4.3 : Shares held by holding / Ultimate holding company and / or their subsidiaries and associates

Name of Shareholder	As at 31 March, 2025		As at 31 March, 2024	
	Number of Shares	Rupees in Hundreds	Number of Shares	Rupees in Hundreds
Equity Shares				
Holding Company				
Omaxe Limited (w.e.f 30.09.2024)	3,500	350.00	-	-
Be Together Developers Private Limited (Upto 29.09.2024)	-	-	3,400	340.00
Associates Companies				
Omaxe Limited (Up to 29.09.2024)	-	-	3,500	350.00
Be Together Developers Private Limited (w.e.f 30.09.2024)	3,400	340.00	-	-
Radhika Buildwell Private Limited	3,100	310.00	3,100	310.00
Total	10,000	1,000.00	10,000	1,000.00

Note - 4.4**Detail of shareholders holding more than 5% shares in capital of the company****Equity Shares**

Name of Shareholder	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares	% of Holding	Number of shares	% of Holding
Holding Company				
Omaxe Limited	3,500	35.00	-	-
Be Together Developers Private Limited (Up to 29.09.2024)	-	-	3,400	34.00
Associates Companies				
Be Together Developers Private Limited (w.e.f 30.09.2024)	3,400	34.00	-	-
Omaxe Limited (Up to 29.09.2024)	-	-	3,500	35.00
Radhika Buildwell Private Limited	3,100	31.00	3,100	31.00

Note - 4.5

The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash. The company has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares since date of its incorporation.

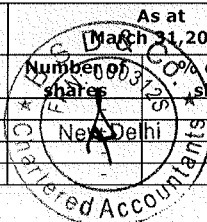
Note - 4.6**Shareholding of promoter**

Shares held by promoter as at 31 March, 2025

Shares held by promoters					% Change during the year
Promoter Name	As at 31 March,2025		As at 31 March,2024		
	Number of shares	% of total shares	Number of shares	% of total shares	
Omaxe Limited	3,500	35.00	3,500	35.00	-
Be Together Developers Private Limited	3,400	34.00	3,400	34.00	-
Radhika Buildwell Private Limited	3,100	31.00	3,100	31.00	-
Total	10,000	100.00	10,000	100.00	-

Shares held by promoter as at 31 March, 2024

Shares held by promoters					% Change during the year
Promoter Name	As at 31 March,2024		As at 31 March, 2023		
	Number of shares	% of total shares	Number of shares	% of total shares	
Omaxe Limited	3,500	35.00	-	-	35.00
Be Together Developers Private Limited	3,400	34.00	-	-	34.00
Radhika Buildwell Private Limited	3,100	31.00	-	-	31.00
Total	10,000	100.00	-	-	100.00



Note-5 : OTHER EQUITY

(Rupees in Hundreds)

Particulars	As at 31 March, 2025	As at 31 March, 2024
Reserve and Surplus		
Retained Earnings/(Deficit)	(378.72)	(90.95)
Other Comprehensive Income		
Remeasurement of defined benefit obligation	-	-
Total	(378.72)	(90.95)

Note-5.1 Movement of other equity is as follows:

(Rupees in Hundreds)

Particulars	As at 31 March, 2025	As at 31 March, 2024
(a) Retained Earnings/(Deficit)		
As per last balance sheet	(90.95)	-
Add Profit/(Loss) for the year	(287.77)	(90.95)
Total	(378.72)	(90.95)
(b) Remeasurement of defined benefit obligation		
As per last balance sheet	-	-
Add Current Year Transfer	-	-
Total	-	-
Grand Total	(378.72)	(90.95)

Note 5.2 Nature and Purpose of Reserves**(a) Retained Earnings/(Deficit)**

Represents accumulated Earnings/(Deficit) of the Company as on balance sheet date.

(b) Remeasurement of Defined Benefit Obligation

Represent actuarial gain or loss due to remeasurements of the net defined benefit plans.



Note 6 : NON CURRENT TRADE PAYABLES

(Rupees in Hundreds)

Particulars

	As at 31 March,2025	As at 31 March,2024
--	------------------------	------------------------

Total outstanding dues of micro enterprises and small enterprises :

Other Trade Payables due to micro enterprises and small enterprises

-	-
---	---

Total (A)

-	-
---	---

Total outstanding dues of creditor other than micro enterprises and small enterprises**Deferred Payment Liabilities**

-In respect of Development & Other Charges to be paid on deferred credit terms to authorities

4,305,000.00

Total(B)

-	4,305,000.00
---	--------------

Total(A+B)

-	4,305,000.00
---	--------------

Note-6.1: Ageing of Trade Payables Outstanding as at 31 March,2024 is as follows:

(Rupees in Hundreds)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	-	-	-	-	-
Others	4,305,000.00	-	-	-	-	4,305,000.00
Total	4,305,000.00	-	-	-	-	4,305,000.00

Note 6.2

Deferred Payment Liabilities in respect of upfront premium payable to Govt. authorities are to be settled in accordance with terms of payment

Note 7 : BORROWINGS-CURRENT

(Rupees in Hundreds)

Particulars

	As at 31 March,2025	As at 31 March,2024
--	------------------------	------------------------

Unsecured

Inter corporate loans from Holding Company /Associate Companies

3,725,000.00	3,690,000.00
--------------	--------------

Total

3,725,000.00	3,690,000.00
---------------------	---------------------

Note 8 : TRADE PAYABLES-CURRENT

(Rupees in Hundreds)

Particulars

	As at 31 March,2025	As at 31 March,2024
--	------------------------	------------------------

Total outstanding dues of micro enterprises and small enterprises :

Other Trade Payables due to micro enterprises and small enterprises

3.00	-
------	---

Total (A)

3.00	-
-------------	---

Total outstanding dues of creditor other than micro enterprises and small enterprises**Deferred Payment Liabilities**

- In respect of Development & Other Charges to be paid on deferred credit terms to authorities

8,610,000.00	4,305,000.00
--------------	--------------

Other Trade Payables

- Others

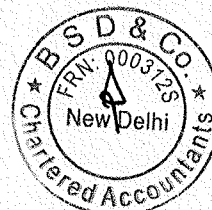
-	432.00
---	--------

Total(B)

8,610,000.00	4,305,432.00
---------------------	---------------------

Total(A+B)

8,610,003.00	4,305,432.00
---------------------	---------------------



Note-8.1: Ageing of Trade Payables Outstanding as at 31 March,2025 is as follows:

(Rupees in Hundreds)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	3.00	-	-	-	3.00
Others	4,305,000.00	4,305,000.00	-	-	-	8,610,000.00
Total	4,305,000.00	4,305,003.00	-	-	-	8,610,003.00

Ageing of Trade Payables Outstanding as at 31 March,2024 is as follows:

(Rupees in Hundreds)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	-	-	-	-	-
Others	4,305,000.00	432.00	-	-	-	4,305,432.00
Total	4,305,000.00	432.00	-	-	-	4,305,432.00

Note - 8.2

The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the company, on the basis of information and records available.

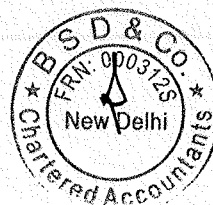
(Rupees in Hundreds)

Particulars	As at 31 March,2025	As at 31 March,2024
The principal amount remaining unpaid to any supplier as at the end of each accounting year	3.00	-
The Interest due thereon remaining unpaid to supplier as at the end of each accounting year	-	-
Payment made to suppliers (other than interest) beyond appointed day during the year	-	-
The amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed date during the year) but without adding the interest specified under MSME Act,2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year, and	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSME Act,2006.	-	-

Note 9 : OTHER FINANCIAL LIABILITIES-CURRENT

(Rupees in Hundreds)

Particulars	As at 31 March,2025	As at 31 March,2024
Others Payables	100.00	50.00
Total	100.00	50.00



Note 10 : OTHER INCOME

(Rupees in Hundreds)

Particulars	Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
Miscellaneous Income	0.01	-
Total	0.01	-

Note 11 : COST OF LAND, MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

(Rupees in Hundreds)

Particulars	Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
Inventory at the Beginning of The Year		
Building materials and consumables	-	-
	-	-
Add: Incurred During The Year		
Land, Development and Other Rights	-	12,300,000.00
Administration expenses	14,754.00	400.00
	14,754.00	12,300,400.00
Less: Inventory at the End of The Year		
Building materials and consumables	-	-
	-	-
Total	14,754.00	12,300,400.00

Note 12 : CHANGES IN INVENTORIES OF FINISHED STOCK AND PROJECT IN PROGRESS

(Rupees in Hundreds)

Particulars	Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
Inventory at the Beginning of the Year		
Completed real estate projects	-	-
Projects in progress	12,300,400.00	-
	12,300,400.00	-
Inventory at the End of the Year		
Completed real estate projects	-	-
Projects in progress	12,315,154.00	12,300,400.00
	12,315,154.00	12,300,400.00
Changes In Inventory of finished stock & project in progress	(14,754.00)	(12,300,400.00)

Note 13 : FINANCE COST

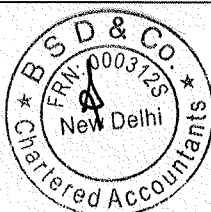
(Rupees in Hundreds)

Particulars	Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
Interest on		
Others	5.66	-
Bank Charges	3.62	0.04
	9.28	0.04
Less: Allocated to Projects	-	-
Total	9.28	0.04

Note 14 : OTHER EXPENSES

(Rupees in Hundreds)

Particulars	Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
Administrative Expenses		
Rates And Taxes	86.00	40.91
Legal And Professional Charges	14,846.50	400.00
Statutory Audit Fee	100.00	50.00
	15,032.50	490.91
Less: Allocated to Projects	14,754.00	400.00
Total	278.50	90.91



Note 15 : TAX EXPENSE

(Rupees in Hundreds)

Particulars

Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
-----------------------------	------------------------------------------------------------

Tax expense comprises of:

Deferred tax

-	-
-	-

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 26% and the reported tax expense in statement of profit and loss are as follows:

(Rupees in Hundreds)

Particulars

Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
-----------------------------	------------------------------------------------------------

Accounting profit/(Loss) before tax	(287.77)	(90.95)
Applicable tax rate	26.00%	26.00%
Computed tax expense	-	-
Tax effect comprises of :		
Tax impact of disallowable expenses	-	-
Tax adjustment on account of adjustment of brought forward losses and others	-	-
Current Tax (A)	-	-
Deferred Tax Provisions		
Total Deferred Tax Provisions (B)	-	-
Tax Expenses recognised in statement of Profit & Loss(A+B)	-	-
Effective Tax Rate	-	-

Note 16 : EARNINGS PER SHARE**Particulars**

Year Ended 31 March,2025	For the Period from 30 June,2023 to 31 March 2024
-----------------------------	------------------------------------------------------------

Profit/(Loss) attributable to equity shareholders (Rupees in Hundreds)	(287.77)	(90.95)
Numerator used for calculating basic and diluted earnings per share (Rupees in Hundreds)	(287.77)	(90.95)
Equity shares outstanding as at the year end (Nos)	10,000	10,000
Weighted average number of equity shares	10,000	10,000
Nominal value per share (in Rupees)	10.00	10.00
Earnings per equity share (in rupees)		
Basic	(2.88)	(0.91)
Diluted	(2.88)	(0.91)

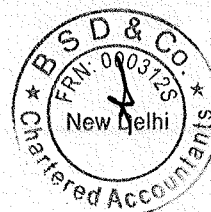
Note 17 : CONTINGENT LIABILITIES AND COMMITMENTS

(Rupees in Hundreds)

Particulars

As at 31 March,2025	As at 31 March,2024
------------------------	------------------------

Contingent Liabilities and Commitments	NIL	NIL
----------------------------------------	-----	-----



Note 18 : FAIR VALUE MEASUREMENTS

(i) Financial Assets and Liabilities by category

(Rupees in Hundreds)

Particulars	Note	As at 31 March,2025	As at 31 March,2024
Financial Assets			
Non Current			
At Amortised Cost			
Current			
Cash & Cash Equivalents	2	2,871.06	919.05
Total Financial Assets		2,871.06	919.05
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Trade Payables	6	-	4,305,000.00
Current Liabilities			
Borrowings	7	3,725,000.00	3,690,000.00
Trade Payables	8	8,610,003.00	4,305,432.00
Other Financial Liabilities	9	100.00	50.00
Total Financial Liabilities		12,335,103.00	12,300,482.00

(ii) Fair value of financial assets and liabilities measured at amortised cost

(Rupees in Hundreds)

Particulars	As at 31 March,2025		As at 31 March,2024	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Current				
Cash & Cash Equivalents	2,871.06	2,871.06	919.05	919.05
Total Financial Assets	2,871.06	2,871.06	919.05	919.05
Financial Liabilities				
Non-current liabilities				
Trade Payables	-	-	4,305,000.00	4,305,000.00
Current Liabilities				
Borrowings	3,725,000.00	3,725,000.00	3,690,000.00	3,690,000.00
Trade Payables	8,610,003.00	8,610,003.00	4,305,432.00	4,305,432.00
Other Financial Liabilities	100.00	100.00	50.00	50.00
Total Financial Liabilities	12,335,103.00	12,335,103.00	12,300,482.00	12,300,482.00

For short term financial assets and liabilities carried at amortized cost. The carrying value is reasonable approximation of fair value.



Note 19 : RISK MANAGEMENT

The Company's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management

Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate credit risk

C: High credit risk

The Company provides for expected credit loss based on the following:

Credit risk	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

(Rupees in Hundreds)

Credit rating	Particulars	As at 31 March, 2025	As at 31 March, 2024
A: Low credit risk	Cash and cash equivalents	2,871.06	919.05

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Market risk

Market risk, also known as systemic risk, is the risk of financial losses due to changes in market conditions affecting the overall performance of investments. These changes can include fluctuations in interest rates, stock prices, commodity prices, and foreign exchange rates. As per the assessment of here is no market risk associated with the Company.

Maturities of financial liabilities

The tables below analyse the financial liabilities into relevant maturity pattern based on their contractual maturities.

(Rupees in Hundreds)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	3 - 6 years	More than 6 years	Total	Carrying Amount
As at 31 March, 2025							
Borrowings	3,725,000.00	-	-	-	-	3,725,000.00	3,725,000.00
Trade Payables	8,610,003.00	-	-	-	-	8,610,003.00	8,610,003.00
Other Financial Liabilities	100.00	-	-	-	-	100.00	100.00
Total	12,335,103.00	-	-	-	-	12,335,103.00	12,335,103.00
As at 31 March, 2024							
Borrowings	3,690,000.00	-	-	-	-	3,690,000.00	3,690,000.00
Trade Payables	4,305,432.00	4,305,000.00	-	-	-	8,610,432.00	8,610,432.00
Other Financial Liabilities	50.00	-	-	-	-	50.00	50.00
Total	7,995,482.00	4,305,000.00	-	-	-	12,300,482.00	12,300,482.00

Note 20 : CAPITAL MANAGEMENT POLICIES**(a) Capital Management**

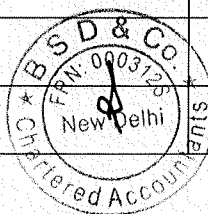
The Company's capital management objectives are to ensure the Company's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The amounts managed as capital by the Company are summarised as follows:

(Rupees in Hundreds)

Particulars	As at 31 March, 2025	As at 31 March, 2024
Long term borrowings	-	-
Short term borrowings	3,725,000.00	3,690,000.00
Less: Cash and cash equivalents	(2,871.06)	(919.05)
Net debt	3,722,128.94	3,689,080.95
Total equity	621.28	909.05
Net debt to equity ratio	5,991.07	4,058.17



NOTE 21 : SEGMENT REPORTING

In line with the provisions of Ind AS 108 - Operating Segments and on the basis of review of operations being done by the management of the company, the operations of the company falls under real estate business, which is considered to be the only reportable segment by management.

Note 22: RATIOS ANALYSIS

Ratio	Numerator	Denominator	F.Y 2024-25	For the Period from 30 June,2023 to 31 March 2024	Change (in %)	Explanation
Current ratio (in times)	Total current assets	Total current liabilities	1.00	1.54	-35.06%	Due to increase in Current Liabilities
Debt-Equity ratio	Debt consists of borrowing	Total equity	5,995.69	4,059.20	47.70%	Due to increase loss
Debt service coverage ratio	Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses + Interest + Other non-cash adjustments	Debt Service = Interest and lease payments + Principal repayments	N/A	N/A	N/A	N/A
Return of equity ratio (in %)	Net Profit after Tax less Preference Dividend	Average total equity	-37.61%	-10.01%	-275.72%	Due to increase in loss
Inventory turnover ratio (in times)	Cost of sales	Average Inventory	N/A	N/A	N/A	N/A
Trade receivables turnover ratio (in times)	Revenue from Operations	Average trade receivables	N/A	N/A	N/A	N/A
Trade payables turnover ratio (in times)	Total Purchases	Average trade payables	N/A	N/A	N/A	N/A
Net capital turnover ratio (in times)	Revenue from Operations	Working capital (i.e. Total current assets less Total current liabilities)	N/A	N/A	N/A	N/A
Net profit ratio (in %)	Profit/(loss) for the year after tax	Revenue from Operations	N/A	N/A	N/A	N/A
Return of capital employed (in %)	Profit before tax and Interest	Capital employed = Net worth + Lease liabilities + Deferred Tax liabilities	-44.83%	-10.00%	-348.30%	Due to increase in loss
Return of investment	Income generated from invested funds	Average invested funds in treasury investments	N.A	N.A	N/A	N/A



[Handwritten signatures]

Note 23 : RELATED PARTIES DISCLOSURES**A. Name of related parties****i) Holding Company**

1. Omaxe Limited (w.e.f 30.09.2024)
2. Be Together Developers Private Limited (Up to 29.09.2024)

ii) Key Managerial Personnel/Directors

- 1 Manoj Negi
- 2 Gaurav Mahajan

iii) Other Related Parties

1. Omaxe Limited (Associates)(Up to 29.09.2024)
2. Be Together Developers Private Limited (Associates) (w.e.f 30.09.2024)
3. Radhika Buildwell Private Limited(Associates)

(B) DISCLOSURE IN RESPECT OF RELATED PARTY TRANSACTIONS DURING THE YEAR

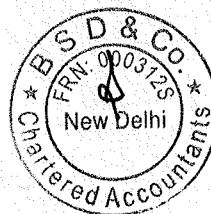
(Rupees in Hundreds)

S.N	Particular	Relationship	Year Ended 2024-2025	For the Period from 30 June,2023 to 31 March 2024
1	Loans Received			
	Omaxe Ltd	Holding Company	3,500.00	1,291,500.00
	Be Together Developers Private Limited	Associate Company	28,400.00	1,254,600.00
	Radhika Buildwell Private Limited	Associate Company	3,100.00	1,143,900.00
2	Advance Received			
	Be Together Developers Private Limited	Associate Company	2,977.31	40.00
3	Advance Received Refunded			
	Be Together Developers Private Limited	Associate Company	2,977.31	40.00

(C) CLOSING BALANCES

S.N	Particular	Relationship	As at 31 March ,2025	As at 31 March ,2024
1	Loans received outstanding			
	Omaxe Ltd	Holding Company	1,295,000.00	1,291,500.00
	Be Together Developers Private Limited	Associate Company	1,283,000.00	1,254,600.00
	Radhika Buildwell Private Limited	Associate Company	1,147,000.00	1,143,900.00





Note 24, The Company has not recognised deferred tax asset in respect of current year loss of Rs.354.17 hundred (previous year Rs 58.22 hundred) as there is no reasonable certainty supported by convincing evidences of their recoverability in the near future.

Note 25. Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended 31st March 2025, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

Note 26. No funds have been advanced/loaned/invested (from borrowed fund or from share premium or from any other sources/kind of fund) by the company to any other person(s) or entity(ies), including foreign entities(intermediaries), with the understanding (whether recorded in writing or otherwise) that the intermediary shall (i) directly or indirectly lend or invest in other person or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or (ii) provide any guarantee, security or like to or on behalf of the Ultimate Beneficiaries.

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 (i) 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 (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note 27. Additional regulatory information required by Schedule-III of Companies Act 2013

i) Relationship with struck off companies: The Company do not have any relationship with companies struck off under section 248 of Companies Act 2013 or Section 560 of Companies Act 1956.

ii) Details of Benami Property: No proceeding have been initiated or are pending against the Company for holding any Benami property under Benami Transaction (Prohibition) Act 1988 and the Rules made thereunder.

iii) Compliance with numbers of layer of Companies: The Company has complied with the number of layers prescribed under Companies Act 2013.

iv) Compliance with approved Scheme of Arrangement: The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

v) Undisclosed Income: There is no income surrendered or disclosed as income during current or previous year in the tax assessment under the Income Tax Act 1961 that has not been recorded in books of accounts.

vi) Details of Crypto Currency or Virtual Currency: The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

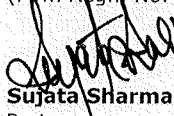
Note 28. Previous year financial statements has been audited by "Aditya V Agarwal & Company".

Note 29: The Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures.

The note nos. 1-29 form an integral part of Standalone financial statements.

As per our audit report of even date attached

For and on behalf of
B S D & Co.
Chartered Accountants
(Firm Regn. No. 000312S)


Sujata Sharma
Partner
M.No. 087919



For and on behalf of Board of Directors

Manoj Negi
Director
DIN: 10064366

Gaurav Mahajan
Director
DIN: 10145680

Place: New Delhi
Date: 22 May, 2025