

B S D & Co.

Chartered Accountants

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INDEPENDENT AUDITORS' REPORT

To The Members of Omaxe World Street Private Limited

Report on the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **Omaxe World Street Private Limited** ("the Holding Company") and its subsidiaries (collectively referred to as "the Group") comprising of the Consolidated Balance Sheet as at 31st March 2025, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income/loss), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow for the year then ended, and Notes to Consolidated Financial Statements including a summary of the material accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with 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 consolidated state of affairs of the Group as at 31st March 2025, of its consolidated loss (and other comprehensive income/ loss), consolidated changes in equity and consolidated cash flows for the year then ended.

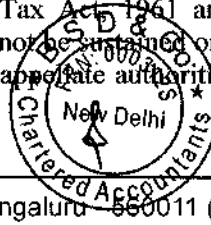
Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group 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 consolidated 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 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 consolidated financial statements.

Emphasis of Matter

We draw attention to Note no 41 to Consolidated Financial Statements

In the financial year ended 31st March 2022, search was initiated against the Holding Company under section 132 of the Income Tax Act, 1961 and pursuant to that the holding Company had received Income Tax Demand(s) pertaining to Assessment Years from 2014-15 to 2022-23 under section 147/143(3) of Income Tax Act, 1961. The Holding Company has filed Appeals before Appellate Authority within the timelines as allowed under the Act. Based on the decision of various appellate authorities, interpretation of relevant provision of the Income Tax Act, 1961 and on the basis of opinion from independent tax expert that the demands raised will not be sustained on completion of the appellate proceedings. Accordingly, pending the decision by the appellate authorities, no provision of any potential liability has been made in the Financial Statements.

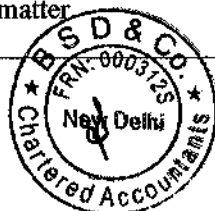


Key Audit Matters

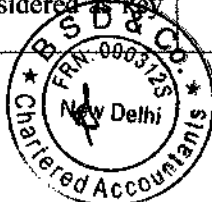
Key audit matters ("KAM") are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to our emphasis of matter, we have determined the matters described below to be the key audit matters to be communicated in our report.

Description of Key Audit Matters

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
1	<p><u>Revenue Recognition</u></p> <p>The Group applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from real estate projects, which is being recognized at a point in time 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.</p> <p>Considering application of Ind AS 115 involves certain key judgments relating to identification of contracts with customer, identification of separate performance obligation in the contract, satisfaction of performance obligations, determination of transaction price, allocation of transaction price to the performance obligations and recognition of the revenue when the company satisfies the performance obligation.</p> <p>Refer Note 30 to the Consolidated Financial Statements</p>	<p>Our audit procedure on revenue recognition from real estate projects included:</p> <p>Selecting samples to identify contracts with customers, identifying separate performance obligations in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation.</p> <p>On selected samples, we tested that the revenue recognition is in accordance with accounting standards by</p> <p>i) Reading, analyzing and identifying the distinct performance obligations in real estate projects.</p> <p>ii) Comparing distinct performance obligations with those identified and recorded.</p> <p>iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue.</p> <p>iv) Performing analytical procedures to verify reasonableness of revenue accounted by the Company.</p>
2	<p><u>Pending Income Tax Cases</u></p> <p>The Group has various tax litigations/matters that are pending before tax authorities involving tax demands. The Company assesses such litigations/matters on a periodic basis. For the tax litigations/matters referred to in note 40 and 41 to the consolidated financial statements, significant management judgement is required in assessing the exposure due to the inherent uncertainties as to likely outcome, and due to the nature and timeframe involved, taxation exposures are identified as a key audit matter.</p>	<p>Our audit procedures included, among others:</p> <p>i) We obtained an understanding of the Company's process to identify claims, litigations and contingencies.</p> <p>ii) We obtained a list of tax litigations/matters from the Company and performed inquiries with the management, as to their likely outcome, financial impact and repetitiveness and obtained management representation thereon.</p> <p>iii) We examined evidence to corroborate management's assessment of the risk profile in respect of these matters including reading the Company's submissions to relevant</p>



		<p>authorities and orders received in this regard.</p> <p>iv) In relation to the material tax litigations/matters, Group involved independent tax expert, as appropriate, to perform an independent assessment of the conclusions reached by management.</p> <p>v) We read the disclosures in the consolidated financial statements to assess if they reflect the key facts and circumstances of the underlying tax exposures</p>
3	<p><u>Liability for Non-performance of real estate agreements/ civil law suits against the Group</u></p> <p>The Group may be liable to pay damages/ interest for specific non- performance of certain real estate agreements, civil cases preferred against the Group for specific performance of the land agreement, the liability on account of these, if any has not been estimated and disclosed as contingent liability.</p> <p>Refer Note 40 to the Consolidated Financial Statements</p>	<p>We obtained details/ list of pending civil cases and reviewed on sample basis real estate agreements, to ascertain damages on account of non-performance of those agreements and discussed with the legal team of the Group to evaluate management position.</p>
4	<p><u>Inventories</u></p> <p>The Group's inventories comprise mainly of land, completed real estate projects, projects in progress, construction work in progress and construction materials.</p> <p>The inventories are carried at lower of cost and net realizable value (NRV). NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the company based on net amount that it expects to realize from the sale of inventory in the ordinary course of business. NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale.</p> <p>The carrying value of inventories is a material part of the total assets of the company and involves significant estimates and judgments in assessment of NRV. Accordingly, it has been considered as key audit matter.</p>	<p>Our audit procedures to assess the net realizable value (NRV) of the inventories include the following:</p> <p>We had discussions with Management to understand Management's process and methodology to estimate NRV, including key assumptions used and we also verified project wise un-sold area and recent sale prices and estimated cost of construction to complete projects.</p>



5	<p><u>Recognition and measurement of deferred tax assets</u></p> <p>Under Ind AS, the Group is required to reassess recognition of deferred tax assets at each reporting date. The Group has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in Note no 6 and 38 to the consolidated financial statements.</p> <p>The Group's deferred tax assets in respect of brought forward business losses are based on the projected profitability. This is determined on the basis of significant management judgement and estimation given that is based on assumptions such as the likely timing and level of future taxable profits which are affected by expected future market and economic conditions.</p> <p>We have identified recognition of deferred tax assets as key audit matter because of the related complexity and subjectivity of the assessment process.</p>	<p>Our Audit procedures include:</p> <p>i) Obtained an understanding of the process and tested the control over recording of deferred tax and review of deferred tax at each reporting date</p> <p>ii) Evaluated management assumptions, used to determine the probability that deferred tax assets recognised in the balance sheet will be recovered through taxable income in future years, by handing over of major real estate projects.</p> <p>iii) Tested the computations of amount and tax rate used for recognition of deferred tax assets.</p> <p>iv) We have also focused on the adequacy of Group's disclosure on deferred tax.</p>
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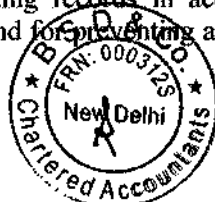
Information other than the Consolidated Financial Statements and Auditors report thereon

The Holding Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements and our auditor's report thereon. Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated 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 Consolidated Financial Statements

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income/loss, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the



selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the entities included in the Group are responsible for assessing the ability of each entity 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 entity or to cease operations, or has no realistic alternative but to do so.

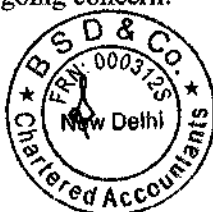
The respective Board of Directors of the entities included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial statement

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 Holding Company and subsidiary companies 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 ability of the Group 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 consolidated 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 Group to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditor. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated 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 consolidated financial statements.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are independent auditors 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 consolidated 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 Section 143(3) of the Act, based on our audit we report that:

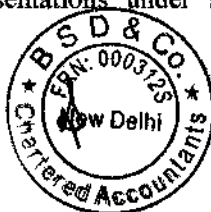
- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law relating to the preparation of the aforesaid consolidated financial statements have been kept by the Company so far as it appears from our examination of those books.
- c. The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flow dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated 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 of the Holding company and its subsidiaries as on 31st March, 2025 and taken on record by the Board of Directors of respective companies, none of the directors of the holding company and its subsidiaries which are companies incorporated in India 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 with reference to the financial statements of the Holding Company and its subsidiaries and the operating effectiveness of such controls, refer to our separate report in “Annexure-I”.
- 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:
In our opinion, to the best of our information and explanations given to us, no managerial remuneration was paid during the current 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations as at 31st March 2025 on the consolidated financial position of the Group.
 - ii. There were no material foreseeable losses on long term contracts including derivative contracts requiring provision.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Group.
 - iv. (a) The respective Managements of the Holding Company and its subsidiaries whose financial statements have been audited under the Act have represented to us that, to the best of its knowledge and belief as disclosed in Note 52 to Consolidated 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 Holding Company or any of such subsidiaries 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 Holding Company or any of such subsidiaries (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

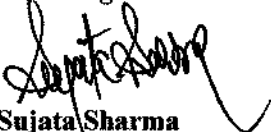
(b) The respective Managements of the Holding Company and its subsidiaries whose financial statements have been audited under the Act have represented to us that, to the best of its knowledge and belief as disclosed in Note 52 to Consolidated Financial Statements no funds have been received by the Holding Company or any of such subsidiaries from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries 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 performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.



- v. According to the information and explanations given to us and based on our examination, which included test checks, the group has used accounting software's for maintaining its books of account for the financial year ended 31st March 2025 which have 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's. 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 group as per the statutory requirements for record retention.
2. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the companies included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports.

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


Sujata Sharma
Partner
Membership No. 087919



UDIN: 25087919BMLFUO3541

Place: New Delhi
Date: 27th May 2025

Annexure I to the Independent Auditors' Report

Referred to in paragraph 1(f) under the heading "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")

In conjunction with our audit of the consolidated financial statements of Omaxe World Street Private Limited ("the Holding Company") as of and for the year ended 31st March 2025, we have audited the internal financial controls over financial reporting of the Holding Company and its subsidiary companies which are companies incorporated in India as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company and its subsidiary companies which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the company considering the essential components of internal controls 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 the respective 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.

Auditor's 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") issued by the ICAI 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. 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 judgment, including the assessment of the risks of material misstatement of the consolidated 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 internal financial controls systems over financial reporting of the company and its subsidiary companies.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls 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 controls over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that



transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of Management and directors of the company; and (3) 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.

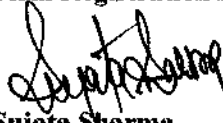
Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Group 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 Group consisting the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

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


Sujata Sharma
Partner
Membership No. 087919



UDIN: 25087919BMLFUO3541

Place: New Delhi
Date: 27th May 2025

Annexure-II to the Independent Auditors' Report

Audited Subsidiaries

S. No.	Name of Company	Type
1	Anveshan Builders Private Limited	Subsidiary
2	Adesh Realcon Private Limited	Subsidiary
3	Navadip Developers Private Limited	Subsidiary
4	Abhas Realcon Private Limited	Subsidiary
5	Salvatore Infra Buildtech Limited	Subsidiary



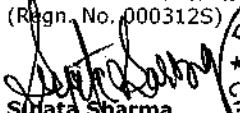
CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2025

(Rupees in Lakhs)

Particulars	Note No.	As at 31 March 2025	As at 31 March 2024
ASSETS			
Non-Current Assets			
a) Property, Plant and Equipment	1	403.59	428.16
b) Right of use Assets	2	20.87	-
c) Other Intangible Assets	3	2.31	3.94
d) Goodwill	4	5.01	5.01
e) Financial Assets			
i) Other Financial Assets	5	3,743.02	1,852.59
f) Deferred Tax Assets (net)	6	6,842.13	3,520.10
g) Non-Current Tax Assets (net)	7	1,290.34	92.93
h) Other Non-Current Assets	8	8.81	127.44
		12,316.08	6,030.17
Current Assets			
a) Inventories	9	82,361.27	76,225.73
b) Financial Assets			
i) Trade Receivables	10	888.17	903.67
ii) Cash and Cash Equivalents	11	420.84	788.95
iii) Other Bank balances	12	1,540.92	2,126.37
iv) Other Financial Assets	13	30,176.13	22,607.66
c) Other Current Assets	14	5,448.43	8,274.44
		120,835.76	110,926.82
TOTAL ASSETS		133,151.84	116,956.99
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	15	3,800.00	3,800.00
b) Other Equity	16	(19,727.83)	(10,014.17)
		(15,927.83)	(6,214.17)
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Borrowings	17	4,596.23	5,128.17
ii) Lease liabilities	18	13.02	-
iii) Trade Payables	19	-	-
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		2,623.62	1,693.90
iv) Other Financial Liabilities	20	2,194.34	289.83
b) Other non Current Liabilities	21	44.70	-
c) Provisions	22	269.96	267.14
		9,741.87	7,379.04
Current liabilities			
a) Financial Liabilities			
i) Borrowings	23	780.24	284.57
ii) Lease liabilities	24	7.62	-
iii) Trade Payables	25	-	-
Total outstanding dues of micro enterprises and small enterprises		518.45	175.76
Total outstanding dues of creditors other than micro enterprises and small enterprises		9,606.70	8,699.48
iv) Other Financial Liabilities	26	3,401.69	1,644.78
b) Other Current Liabilities	27	125,002.98	104,975.48
c) Provisions	28	9.76	5.23
d) Current Tax Liabilities(net)	29	10.36	6.82
		139,337.80	115,792.12
TOTAL EQUITY AND LIABILITIES		133,151.84	116,956.99


Material accounting policies
 Notes on financial statements
 The notes referred to above form an integral part of Consolidated financial statements.

As per our audit report of even date attached

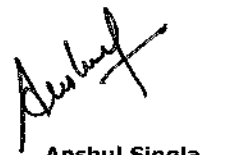
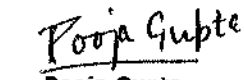
For and on behalf of
B S D & Co.
 Chartered Accountants
 (Regn. No. 000312S)

Sujata Sharma
 Partner
 M.No. 087919



For and on behalf of Board of Directors


Pavan Agarwal
 Director
 DIN: 02295157


Soumya Brahma
 Chief Financial Officer


Anshul Singla
 Director
 DIN: 10059909

Pooja Gupta
 Company Secretary
 M. No. A71135

Place: New Delhi
 Date: 27 May, 2025

Omaxe World Street Private Limited

Regd. Office: Omaxe World Street, Sales Office, Sector 79, Faridabad, Haryana-121004
CIN: U74120HR2007PTC036993

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2025

(Rupees in Lakhs)

Particulars	Note No.	Year ended 31 March 2025	Year ended 31 March 2024
REVENUE			
Revenue from Operations	30	7,604.99	4,663.24
Other Income	31	917.92	265.12
TOTAL INCOME		8,522.91	4,928.36
EXPENSES			
Cost of Land, Material Consumed, Construction & Other Related Project Cost	32	26,800.51	12,277.52
Changes in Inventories of Projects in Progress	33	(9,522.80)	(970.16)
Employee Benefits Expense	34	0.28	(20.47)
Finance Costs	35	3,182.60	753.06
Depreciation and Amortization Expense	36	137.38	111.18
Other Expenses	37	986.33	943.38
TOTAL EXPENSES		21,584.30	13,094.51
Profit Before Tax		(13,061.39)	(8,166.15)
Tax Expenses	38		
Current Tax		12.14	7.82
Tax related to earlier years		0.82	0.74
Deferred Tax		(3,331.76)	(1,980.29)
Profit/(loss) After Tax (A)		(9,742.59)	(6,194.42)
Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit and Loss			
Remeasurements of the Net Defined Benefit Plans		38.66	(21.00)
Tax on above		(9.73)	5.29
Total Other Comprehensive Income/(Loss)(B)		28.93	(15.71)
Total Comprehensive Income for the year (A+B)		(9,713.66)	(6,210.13)
Net Profit attributable to :			
a) Owners of the Company		(9,742.59)	(6,194.42)
b) Non Controlling Interest		-	-
Other Comprehensive Income attributable to :			
a) Owners of the Company		28.93	(15.71)
b) Non Controlling Interest		-	-
Total Comprehensive Income attributable to :			
a) Owners of the Company		(9,713.66)	(6,210.13)
b) Non Controlling Interest		-	-
Earning Per Equity Share(Face Value of Rs 10 each)	39		
Basic (In Rupees)		(25.64)	(16.30)
Diluted (In Rupees)		(25.64)	(16.30)

Material accounting policies
Notes on financial statements

A
1 - 58

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

As per our audit report of even date attached

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

Sujata Sharma
Partner
M.No. 087919



For and on behalf of Board of Directors

Pavan Agarwal
Director
DIN: 02295157

Anshul Singla
Director
DIN: 10059909

Soumya Brahma
Chief Financial Officer

Pooja Gupta
Company Secretary
M. No. A71135

Place: New Delhi
Date: 27 May, 2025

Omaxe World Street Private Limited

Regd. Office: Omaxe World Street, Sales Office, Sector 79, Faridabad, Haryana-121004
CIN: U74120HR2007PTC036993

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025**A. Equity Share Capital**

Particulars	Numbers	Rupees in Lakhs
Balance as at 1 April 2023	38,000,000	3,800.00
Changes in equity share capital due to prior period errors	-	-
Restated balance as at 1 April, 2023	38,000,000	3,800.00
Changes in equity share capital during 2023-24	-	-
Balance as at 31 March 2024	38,000,000	3,800.00
Balance as at 1 April 2024	38,000,000	3,800.00
Changes in equity share capital due to prior period errors	-	-
Restated balance as at 1 April, 2024	38,000,000	3,800.00
Changes in equity share capital during 2024-25	-	-
Balance as at 31 March 2025	38,000,000	3,800.00

B. Other Equity

(Rupees in Lakhs)

Description	Attributable to the owners of Omaxe World Street Private Limited		
	Reserve & Surplus	Other comprehensive Income	Total Other Equity
	Retained Earnings	Remeasurements of Defined Benefit Obligation	
Balance as at 1 April 2023	(3,781.83)	(22.21)	(3,804.04)
Profit/(Loss) for the year	(6,194.42)	-	(6,194.42)
Other Comprehensive Income	-	(15.71)	(15.71)
Balance as at 31 March 2024	(9,976.25)	(37.92)	(10,014.17)
Balance as at 1 April 2024	(9,976.25)	(37.92)	(10,014.17)
Profit/(Loss) for the year	(9,742.59)	-	(9,742.59)
Other Comprehensive Income	-	28.93	28.93
Balance as at 31 March 2025	(19,718.84)	(8.99)	(19,727.83)

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

As per our audit report of even date attached

For and on behalf of

B S D & Co.

Chartered Accountants

(Ragn. No. 000312S)

Sujata Sharma
Sujata Sharma
Partner

M.No. 087919



For and on behalf of board of directors

Pavan Agarwal
Pavan Agarwal

Director

DIN: 02295157

Anshul Singla
Anshul Singla

Director

DIN: 10059909

Soumya Brahma
Soumya Brahma

Chief Financial Officer

Pooja Gupta
Pooja Gupta

Company Secretary
M. No. A71135

Place: New Delhi

Date: 27 May, 2025

Omaxe World Street Private Limited

Regd. Office: Omaxe World Street, Sales Office, Sector 79, Faridabad, Haryana-121004

CIN: U74120HR2007PTC036993

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
A. Cash flow from operating activities		
Profit/(Loss) for the year before tax	(13,061.39)	(8,166.15)
Adjustments for :		
Depreciation and amortization expense	137.38	111.18
Interest income	(309.83)	(255.43)
Profit on sale of property, Plant & equipment	(5.09)	(1.39)
Interest on lease Liability	1.59	-
Interest and finance charges	3,181.01	2,420.35
Gain on financial assets/liabilities carried at amortised cost	(2.27)	6.65
Bad debts and advance written off	15.79	5.64
Liabilities no longer required written back	(430.04)	3.44
Operating profit /(loss) before working capital changes	(10,472.85)	(5,875.71)
Adjustments for working capital		
Inventories	(2,940.64)	(4,750.47)
Trade Receivables	15.50	719.18
Other financial assets	(7,603.14)	(15,207.78)
Other non-financial Assets	2,928.85	2,857.77
Trade payables and other financial and non financial liabilities	25,981.23	20,210.55
	18,381.80	3,829.25
Net cash flow Generated from /(Used in) operating activities	7,908.95	(2,046.46)
Direct tax refund/(paid)	(1,206.31)	(38.26)
Net cash generated from /(Used in) Operating activities (A)	6,702.64	(2,084.72)
B Cash flow from investing activities		
Purchase of property, plant & equipment	(143.64)	(268.96)
Sale of property, plant & equipment	19.90	6.68
Interest received	298.72	288.10
Movement in Bank deposits	(1,257.45)	2,867.79
Net cash generated from /(used in) investing activities (B)	(1,082.47)	2,893.61
C Cash flow from financing activities		
Proceed from Borrowings	1,013.76	4,581.00
Repayment from Borrowings	(1,057.49)	(2,543.66)
Repayment of lease liability including interest	(6.02)	-
Interest and finance charges paid	(5,938.53)	(2,828.51)
Net cash (used in)/generated from Financing activities (C)	(5,988.28)	(791.17)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(368.11)	17.72
Opening balance of cash and cash equivalents	788.95	771.23
Closing balance of cash and cash equivalents	420.84	788.95



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COMPONENTS OF CASH AND CASH EQUIVALENTS

(Rupees in Lakhs)

Particulars	As At	As At
	31 March 2025	31 March 2024
Cash on hand	31.09	18.27
Balance with banks	278.71	450.20
Cheques on hand	36.98	140.48
Fixed deposits with bank, having original maturity of three months or less	74.06	180.00
Cash and cash equivalents at the end of the year (refer note 11)	420.84	788.95

RECONCILIATION STATEMENT OF CASH AND BANK BALANCES

(Rupees in Lakhs)

Particulars	As At	As At
	31 March 2025	31 March 2024
Cash and cash equivalents at the end of the year as per above	420.84	788.95
Add: Fixed deposits with banks having maturity of less than 12 months (lien marked)	1,456.05	2,126.37
Add: Fixed Deposits against Borrowings	21.88	-
Add: Deposits with maturity of more than twelve months	62.99	-
Cash and bank balance as per balance sheet (refer note 11 & 12)	1,961.76	2,915.32

DISCLOSURE AS REQUIRED BY IND AS 7

(Rupees in Lakhs)

31 March 2025	Opening Balance	Cash flows	Non Cash and Other Changes	Closing balance
Long term secured borrowings	5,407.74	(57.49)	7.46	5,357.71
Short term unsecured borrowings	5.00	13.76	-	18.76
Total liabilities from financial activities	5,412.74	(43.73)	7.46	5,376.47

(Rupees in Lakhs)

31 March 2024	Opening Balance	Cash flows	Non Cash and Other Changes	Closing balance
Long term secured borrowings	3,388.64	2,037.34	(18.24)	5,407.74
Short term unsecured borrowings	5.00	-	-	5.00
Total liabilities from financial activities	3,393.64	2,037.34	(18.24)	5,412.74

Material accounting policies (refer note A)

The accompanying notes form an integral part of consolidated financial statements

Note:- Depreciation Includes amount charged to cost of land, material consumed, construction & other related project cost.

As per our audit report of even date attached

For and on behalf of

B S D & Co.

Chartered Accountants

(Regn. No. - 000312S)

Sujata Sharma

Partner

M.No. 087919



For and on behalf of board of directors

Pavan Agarwal

Director

DIN: 02295157

Soumya Brahma

Chief Financial Officer

Anshul Singla

Director

DIN: 10059909

Pooja Gupta

Company Secretary

M. No. A71135

Place: New Delhi

Date: 27 May, 2025

A Material Accounting Policies :

1 Corporate information

Omaxe World Street Private Limited (Formerly known as Robust Buildwell Private Limited) ("The Company") and its subsidiaries (collectively referred to as "Group") are mainly into the business of real estate. The registered office of the Company is at Omaxe World Street, Sales Office, Sector 79, Faridabad, Haryana-121004.

2 Material accounting policies

(i) Basis of preparation of financial statements

The financial statements of the group have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by Ministry of Corporate Affairs ('MCA'). The Group has uniformly applied the accounting policies during the period presented.

The financial statements for the year ended 31 March 2024 were authorised and approved for issue by the Board of Directors on 27th May 2025.

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

The financial statements are presented in Rupees and all values are in lakhs, except when otherwise indicated.

(ii) Basis of consolidation

The consolidated financial statements relate to Omaxe World Street Private Limited (Formerly known as Robust Buildwell Private Limited) ('the Company') and its subsidiary companies. The consolidated financial statements have been prepared on the following basis:

(a) The financial statements of the Company and its subsidiaries are combined on a line by line basis by adding together like items of assets, liabilities, equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.

(b) Profits or losses resulting from intra-group transactions that are recognised in assets, such as inventory and property, plant & equipment, are eliminated in full.

(c) Where the cost of the investment is higher/lower than the share of equity in the subsidiary/Associates at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the consolidated statement of profit and loss.

(d) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.

(e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.

(f) Non Controlling Interest's share of profit / loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.

(g) Non Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

(h) The Company accounts for its share of post-acquisition changes in net assets of associates, after eliminating unrealised profits and losses resulting from transactions between the Company and its associates to the extent of its share, through its Consolidated Statement of Profit and Loss, to the extent such change is attributable to the associates' Statement of Profit and Loss and through its reserves for the balance based on available information.

(i) Investment in associates has been accounted under equity method as per Ind As 25- Investment in Associates and Joint Ventures.

(iii) Goodwill on Consolidation

Goodwill represents the cost of acquired business as established at the date of acquisition of the business in excess of the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities less accumulated impairment losses, if any. Goodwill is tested for impairment annually or when events or circumstances indicate that the implied fair value of goodwill is less than its carrying amount.

(iv) Revenue Recognition

The Group follows IND AS 115 for revenue recognition.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligations. The transaction price of goods sold and services rendered is net of variable consideration on account of various discount and scheme as part of contract.



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Point of Time:

(a) Real estate projects

The group derives revenue from execution of real estate projects. Revenue from Real Estate project 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 are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the group expects to receive in exchange for such booking and is based on following 6 steps :

1. Identification of contract with customers

The group accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the group and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.
- The group can identify each customer's right regarding the goods or services to be transferred.
- the group can identify the payment terms for the goods or services to be transferred.
- The contract has commercial substance (i.e. risk, timing or amount of the group's future cash flow is expected to change as a result of the contract) and
- It is probable that the group will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

2. Identify the separate performance obligation in the contract:-

Performance obligation is a promise to transfer to a customer:

- Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.
- If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.
- The goods or services that is promised to a customer is distinct if both the following criteria are met:
 - The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. The goods or services are capable of being distinct) and
 - The group promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract (i.e The goods or services are distinct within the context of the contract).

3. Satisfaction of the performance obligation:-

The group recognizes revenue when (or as) the group satisfies a performance obligation by transferring a promised goods or services to the customer. The real estate properties are transferred when (or as) the customer obtains control of Property.

4. Determination of transaction price:-

The transaction price is the amount of consideration to which the group expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the group assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified

5. Allocating the transaction price to the performance obligation:-

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices, the stand alone selling price is the price at which the group would sell promised goods or services separately to the customers.

6. Recognition of revenue when (or as) the group satisfies a performance obligation.

Performance obligation is satisfied at a point in time if none of the criteria out of the below three is met:

- The customer simultaneously receives and consumes a benefit provided by the group's performance as the group performs.
- The group's performance creates or enhances an asset that a customer controls as asset is created or enhanced.
- The group's performance doesn't create an asset within an alternative use to the group and the group has an enforceable right to payment for performance completed to date.

Over a period of time:

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the group's performance as the group performs.
- The group's performance creates or enhances an asset that a customer controls as asset is created or enhanced or
- The group's performance doesn't create an asset within an alternative use to the group and the group has an enforceable right to payment for performance completed to date.

Therefore the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three.

The group disaggregates revenue from real estate projects on the basis of nature of revenue.



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(b) Construction Projects

Construction projects where the group is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the group has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project. The group uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the group recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

(c) Lease Rental income

Revenue in rental is recognised over a period of time on an accrual basis in accordance with the terms of contract as and when the group satisfies performance obligations by delivery services as per contractual agreed terms.

(d) Project Management Fee

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

(e) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis.

(f) Income from trading sales

Revenue from trading activities is accounted as revenue upon satisfaction of performance obligation.

(g) Dividend Income

Dividend income is recognized when the right to receive the payment is established.

(v) Borrowing Costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

(vi) Property, Plant and Equipment**Recognition and initial measurement**

Properties, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the group. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

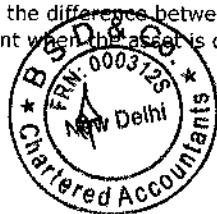
Property plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on Property Plant and Equipment is provided on written down value method based on useful life of assets as specified in Schedule II to the Companies Act, 2013 as under:

Assets Category	Estimated useful life (in years)	Estimated useful life as per schedule II to Companies Act, 2013 (in years)
Plant and Machinery		
Cranes	15	15
Other items	12	12
Office Equipment	5	5
Furniture and Fixtures	10	10
Vehicles	8-10	8-10
Computers		
Server	6	6
Others	3	3

The group based on management estimates depreciate certain item i.e. Shuttering Material and scaffolding over estimated useful life of 5 years considering obsolescence as against 12 years specified in Schedule II to Companies Act, 2013. The management of the group believes that the estimated useful life of 5 years is realistic and reflects fair approximation of the period over which the assets are likely to be used.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.



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(vii) Intangible Assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortization and useful lives)

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of four years on straight line method.

(viii) Impairment of Non Financial Assets

The Group assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the group 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) Financial Instruments

(a) Financial assets

Initial recognition and measurement

Financial assets are recognised when the group 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 group's business model.

(2) Investment in equity instruments of subsidiaries (including partnership firms), joint ventures and associates

Investment in equity instruments of subsidiaries, joint ventures and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution, provision for impairment is recorded in statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

(3) Equity investments – All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the group decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The group makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

(4) Mutual funds – All mutual funds in scope of Ind-AS 109 are measured at fair value through profit and loss (FVTPL).

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 group has transferred its rights to receive cash flows from the asset.

(b) Financial liabilities

Initial recognition and measurement

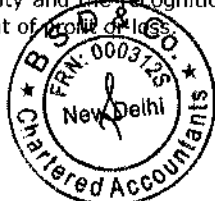
All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

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

A 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 and 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 group 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 46 details how the group determines whether there has been a significant increase in credit risk.

For trade receivables only, the group 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.

(x) 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 group 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 group 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 group 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.

(xi) Inventories and Projects in progress

(a) Inventories

(i) Building material and consumable stores are valued at cost, which is determined on the basis of the 'First in First out' method.

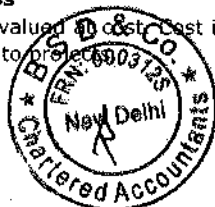
(ii) Land is valued at cost, which is determined on average method. Cost includes cost of acquisition and all related costs.

(iii) Construction work in progress is valued at cost. Cost includes cost of materials, services and other related overheads related to project under construction.

(iv) Completed real estate project for sale and trading stock are valued at lower of cost or 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 cost. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to project.



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(xii) Foreign currency translation

(a) Functional and presentation currency

The financial statements are presented in currency INR, which is also the functional currency of the group.

(b) Foreign currency transactions and balances

- i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.
- ii. Financial assets and financial liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.
- iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.

(xiii) Retirement benefits

- i. Contributions payable by the group to the concerned government authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The group is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with Ind AS-19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with Ind AS-19.
- iv. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive

(xiv) Provisions, contingent assets and contingent liabilities

A provision is recognized when:

- the group 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.

(xv) Earnings per share

Basic earnings per share are calculated by dividing the total comprehensive income for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the total comprehensive income for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

(xvi) Lease

The group follows IND AS 116 for leases. In accordance with INDAS 116, The group recognises right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any, and adjusted for any re-measurement of lease liability. The right of use assets is depreciated using the Straight Line Method from the commencement date over the charter of lease term or useful life of right of use asset. The estimated useful life of right of use assets are determined on the same basis as those of Property, Plant and Equipment. Right of use asset are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in Statement of Profit and Loss.

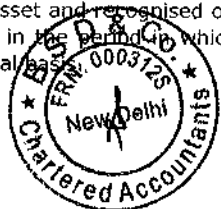
The group measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the group uses incremental borrowing rate.

The lease liability is subsequently re-measured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments. The group recognises amount of re-measurement of lease liability due to modification as an adjustment to write off use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the group recognises any remaining amount of the re-measurement in Statement of Profit and Loss.

The group has elected not to apply the requirements of INDAS 116 to short term leases of all assets that have a lease term of 12 months or less unless renewable on long term basis and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense over lease term.

Group as a lessor

Leases in which the group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.



Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

(xvii) Income Taxes

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.

(xviii) Cash and Cash Equivalent

Cash and Cash equivalent in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to Ind AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The group has provided information for both current and comparative period in cash flow statement.

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

Estimation of uncertainty

(a) Recoverability of advances/receivables

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

(b) Defined benefit obligation (DBO)

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

(c) Provisions

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

(d) Inventories

Inventory is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the group based on net amount that it expects to realise from the sale of inventory in the ordinary course of business

NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

(e) Lease

The group evaluates if an arrangement qualifies to be a lease as per the requirements of INDAS 116. Identification of a lease requires significant judgement. The group uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The group determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the group is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the group is reasonably certain not to exercise that option. In exercise whether the group is reasonably certain to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the group to exercise the option to extend the lease or to exercise the option to terminate the lease. The group revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally based on incremental borrowing rate.

(f) Fair value measurements

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

(g) Revenue from contracts with customers

The group has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.



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(h) 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.

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 group 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 group. 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 group also involves specialist to perform valuations of inventories, wherever required.

(b) Useful lives of depreciable/ amortisable assets – Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

(c) Impairment of Property plant equipment, Investment properties and CWIP – Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The value in use calculation is based on a DCF model. The cash flows are derived from the budgets. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used.

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



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Note 1 : PROPERTY, PLANT AND EQUIPMENT

(Rupees in Lakhs)

Particulars	Plant and Machinery	Office Equipments	Furniture and Fixtures	Vehicle*	Computer and Printers	Total
Gross carrying amount						
Balance as at 1 April 2023	59.55	37.89	31.33	343.73	60.36	532.86
Additions	85.16	8.22	122.89	21.36	31.33	268.96
Disposals	(8.43)	(0.18)	-	-	-	(8.61)
Balance as at 31 March 2024	136.28	45.93	154.22	365.09	91.69	793.21
Balance as at 1 April 2024	136.28	45.93	154.22	365.09	91.69	793.21
Additions	12.67	7.82	100.87	22.13	0.15	143.64
Disposals	(23.10)	(0.95)	(4.01)	-	-	(28.06)
Balance as at 31 March 2025	125.85	52.80	251.08	387.22	91.84	908.79
Accumulated depreciation						
Balance as at 1 April 2023	26.49	27.24	20.18	136.34	36.24	246.49
Depreciation charge during the year	12.33	6.30	9.37	69.79	24.09	121.88
Disposals	(3.15)	(0.17)	-	-	-	(3.32)
Balance as at 31 March 2024	35.67	33.37	29.55	206.13	60.33	365.05
Balance as at 1 April 2024	35.67	33.37	29.55	206.13	60.33	365.05
Depreciation charge during the year	21.85	8.11	51.16	52.70	19.58	153.40
Disposals	(9.16)	(0.76)	(3.33)	-	-	(13.25)
Balance as at 31 March 2025	48.36	40.72	77.38	258.83	79.91	505.20
Net carrying amount as at 31 March 2025	77.49	12.08	173.70	128.39	11.93	403.59
Net carrying amount as at 31 March 2024	100.61	12.56	124.67	158.96	31.36	428.16

*Vehicles are hypothecated against the vehicle loan(refer note: 17.1)

Note:

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Depreciation has been charged to		
- Cost of land, material consumed, construction & other related project cost (refer note 32)	21.85	12.33
- Statement of profit & loss(refer note 36)	131.55	109.55
Total	153.40	121.88

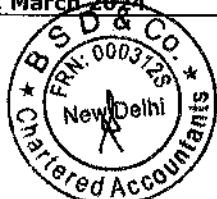
Note 2 : RIGHT OF USE ASSETS

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Gross Carrying value as at the beginning of year	-	-
Add: Right of use assets added during the year	25.07	-
Less: i) Depreciation on right of use assets(refer note 36)	(4.20)	-
ii) Impairment losses	-	-
Net carrying amount as at March 31,2025	20.87	-

Note 3 : OTHER INTANGIBLE ASSETS

(Rupees in Lakhs)

Particulars	Software
Gross carrying amount	
Balance as at 1 April 2023	6.92
Additions	-
Disposals	-
Balance as at 31 March 2024	6.92
Balance as at 1 April 2024	6.92
Additions	-
Disposals	-
Balance as at 31 March 2025	6.92
Accumulated depreciation	
Balance as at 1 April 2023	1.35
Amortization charge during the year	1.63
Disposals	-
Balance as at 31 March 2024	2.98
Balance as at 1 April 2024	2.98
Amortization charge during the year	1.63
Disposals	-
Balance as at 31 March 2025	4.61
Net carrying amount as at 31 March 2025	2.31
Net carrying amount as at 31 March 2024	3.94



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Note:3.1

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Amortization has been charged to - Statement of profit & loss(refer note 36)	1.63	1.63
Total	1.63	1.63

Note:3.2 -The estimated amortization for years subsequent to 31st March, 2025 are as under:

(Rupees in Lakhs)

Year Ending	Amortization
31-Mar-26	1.50
31-Mar-27	0.81
Total	2.31



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Note 4 : GOODWILL ON CONSOLIDATION

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year	5.01	5.01
Additional amount recognised from acquisition/(deletion) during the year (net)	-	-
Total	5.01	5.01

The group tests goodwill annually for impairment. Goodwill of Rs.5.01 in lakhs (previous year Rs. 5.01 in lakhs) have been allocated to the respective business/projects from where goodwill is generated. The estimated value in use is based on future cash flows and annual growth rate. Based on reasonable assumption, the group did not identify any probable scenario in which the recoverable amount of cash generating unit would decrease below its carrying value, hence no impairment is required in the carrying value of goodwill.

Note 5 : NON CURRENT OTHER FINANCIAL ASSETS

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Security Deposits		
Considered good	103.37	78.19
Bank deposits with maturity of more than 12 months		
Pledged/under lien/earmarked	3,603.52	1,760.62
Interest accrued on deposits	16.46	13.78
Advances Recoverable In Cash		
-Other	19.67	-
Total	3,743.02	1,852.59

Note 6 : DEFERRED TAX ASSETS - (NET)

The movement on the deferred tax account is as follows:

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
At the beginning of the year	3,520.10	1,534.52
Credit/ (Charge) to statement of profit and loss (refer note 38)	3,331.76	1,980.29
Credit/ (Charge) to Other Comprehensive income	(9.73)	5.29
At the end of the year	6,842.13	3,520.10

Component of deferred tax assets/ (liabilities) :

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Tax Asset		
Expenses Allowed On Payment Basis	135.11	68.91
Difference between book and tax base of property, Plant & equipment	41.66	28.54
Unabsorbed depreciation & business losses	6,665.36	3,422.65
Total	6,842.13	3,520.10

Note 7 : NON CURRENT TAX ASSETS (NET)

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Direct taxes refundable (net of provisions)	1,290.34	92.93
Total	1,290.34	92.93

Note 8 : OTHER NON CURRENT ASSETS

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Prepaid Expenses	8.81	127.44
Total	8.81	127.44

Note 9: INVENTORIES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Building Material and Consumables	219.15	367.90
Land	16,737.49	19,976.00
Completed real estate projects	625.57	1,882.48
Construction work in progress	782.09	690.75
Project In Progress	63,996.97	53,308.60
Total	82,361.27	76,225.73

Note 10 : TRADE RECEIVABLES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured, Considered good unless otherwise stated)		
Considered Good	888.17	903.67
Total	888.17	903.67



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Note- 10.1 Ageing of Trade Receivable as at 31st March, 2025 is as follows:

(Rupees in Lakhs)

Particular	Outstanding for the following periods from the due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivable-Considered Good	762.62	123.85	0.02	0.00	0.53	1.15	888.17
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	-	-	-	-	-	-	-
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	762.62	123.85	0.02	0.00	0.53	1.15	888.17

Note- 10.2 Ageing of Trade Receivable as at 31st March, 2024 is as follows:

(Rupees in Lakhs)

Particular	Outstanding for the following periods from the due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivable-Considered Good	833.40	66.59	-	0.03	2.75	0.90	903.67
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	-	-	-	-	-	-	-
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	833.40	66.59	-	0.03	2.75	0.90	903.67



1 *As per* *B. S. D.*

Note 11 : CASH AND CASH EQUIVALENTS

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Balances With Banks:-		
In Current Accounts	278.71	450.20
In deposit account with maturity of less than three months	74.06	180.00
Cheques, Drafts On Hand	36.98	140.48
Cash On Hand	31.09	18.27
Total	420.84	788.95

Note 12 : OTHER BANK BALANCES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Bank deposits with maturity of more than 3 months but less than 12 months		
Pledged/under lien/earmarked	1,456.05	2,126.37
Fixed Deposits against Borrowings	21.88	-
Deposits with maturity of more than twelve months	62.99	-
Total	1,540.92	2,126.37

Note 13 : OTHER FINANCIAL ASSETS-CURRENT

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless otherwise stated)		
Security Deposits		
considered good	4.28	3.28
Interest accrued on deposits & others	11.27	3.36
Advances Recoverable In Cash		
-Holding Company/Fellow Subsidiary companies	22,003.86	15,650.92
-Others	6,847.79	6,818.08
Other receivable	1,018.84	-
Unbilled receivables	290.09	132.02
Total	30,176.13	22,607.66

Note 13.1

Particulars in respect of advance recoverable in cash from holding company/ fellow subsidiary company:

(Rupees in Lakhs)

Name of Company	Nature of Relation	As at 31 March 2025	As at 31 March 2024
Omaxe Limited	Holding Company	15,286.05	8,938.61
Omaxe Garv Buildtech Private Limited	Fellow Subsidiary company	6,712.76	6,712.31
Omaxe Forest Spa and Hills Developers Limited	Fellow Subsidiary company	0.44	-
S N Realtors Private Limited	Fellow Subsidiary company	4.61	-
Total		22,003.86	15,650.92

Note 13.2

Loans and advances to specified person

(Rupees in Lakhs)

Type of Borrower	As at 31 March 2025		As at 31 March 2024	
	Amount of advances in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans	Amount of advances in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Related Parties	22,003.86	76.27%	15,650.92	69.66%

Note 14 : OTHER CURRENT ASSETS

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
- Fellow Subsidiary Companies	-	3,300.00
- Others	2,775.08	2,703.58
Balance With Government / Statutory Authorities	2,593.61	2,187.75
Prepaid Expenses	79.74	83.11
Total	5,448.43	8,274.44

Note - 14.1

Particulars in respect of advances to Fellow Subsidiary Companies/related Parties :

(Rupees in Lakhs)

Name of Company	Nature of Relation	As at 31 March 2025	As at 31 March 2024
Omaxe Pancham realcon Private Limited	Fellow Subsidiary company	-	3,300.00
Total		-	3,300.00



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Note 15 : EQUITY SHARE CAPITAL

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Authorised 38,000,000 (38,000,000) Equity Shares of Rs.10 Each	3,800.00	3,800.00
	3,800.00	3,800.00
Issued, Subscribed & Paid Up 38,000,000 (38,000,000) Equity Shares of Rs.10 Each fully Paid up	3,800.00	3,800.00
Total	3,800.00	3,800.00

(figures in bracket represent those of previous year)

Note - 15.1**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 Lakhs	Number of Shares	Rupees in Lakhs
Equity Shares of Rs. 10 each fully paid up				
Shares outstanding at the beginning of the year	38,000,000	3,800.00	38,000,000	3,800.00
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	38,000,000	3,800.00	38,000,000	3,800.00

Note - 15.2**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 - 15.3**Shares held by holding company and subsidiaries of holding Company in aggregate**

Name of Shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of Shares	Rupees in Lakhs	Number of Shares	Rupees in Lakhs
Equity Shares				
Omaxe Limited	38,000,000	3,800.00	38,000,000	3,800.00

Note - 15.4**Detail of shareholders holding more than 5% shares in equity 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
Omaxe Limited	38,000,000	100.00	38,000,000	100.00

Note - 15.5

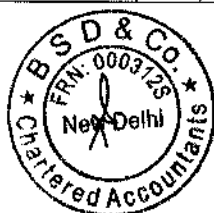
The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash.The company has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of share since date of its incorporation.

Note - 15.6**Shares held by promoters as at March 31,2025**

Name of Promoter	As at 31 March 2025		As at 31 March 2024		% change during the year
	Number of Shares	% of Holding	Number of Shares	% of Holding	
Omaxe Limited	38,000,000	100.00	38,000,000	100.00	-
Total	38,000,000	100.00	38,000,000	100.00	-

Shares held by promoters as at March 31,2024

Name of Promoter	As at 31 March 2024		As at March 31, 2023		% change during the year
	Number of Shares	% of Holding	Number of Shares	% of Holding	
Omaxe Limited	38,000,000	100.00	28,500,000	75.00	25.00
Parmod Kumar	-	-	9,500,000	25.00	(25.00)
Total	38,000,000	100.00	38,000,000	100.00	-



Note 16 : OTHER EQUITY

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Reserve and Surplus		
Retained earnings /(deficit)	(19,718.84)	(9,976.25)
Other comprehensive income		
Remeasurement of defined benefit obligation	(8.99)	(37.92)
Total	(19,727.83)	(10,014.17)

Note 16.1 : Movement of other equity is as follows:

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Retained Earnings / (deficit)		
As per last balance sheet	(9,976.25)	(3,781.83)
Add Profit/(Loss) for the year	(9,742.59)	(6,194.42)
	(19,718.84)	(9,976.25)
Remeasurement of Defined Benefit Obligation		
As per last balance sheet	(37.92)	(22.21)
Add Current year transfer	28.93	(15.71)
	(8.99)	(37.92)
Total	(19,727.83)	(10,014.17)

Note 16.2 : Nature and purpose of reserves**(i) Retained Earnings**

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

(ii) Remeasurement of Defined Benefit Obligation

Represents actuarial gain or loss due to remeasurement of net defined benefit plans

Note 17 : BORROWINGS-NON CURRENT

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Secured		
Term Loans		
Banks	801.17	1,824.39
NBFC	541.60	-
Vehicle Loans	13.46	63.78
Unsecured		
0% Compulsorily convertible debentures	3,240.00	3,240.00
Total	4,596.23	5,128.17

Note - 17.1**Nature of security of long term borrowings are as under:**

(Rupees in Lakhs)

Particulars	Amount Outstanding		Current Maturities	
	As at 31 March 2025	As at 31 March 2024	As at 31 March 2025	As at 31 March 2024
Secured				
Term loan from banks are secured by equitable mortgage of project properties of the company/subsidiaries/ associates/ other companies and charge on receivable, material at site and work in progress as applicable. These loans are further secured by pledge of shares held by promoter companies and personal guarantee of director(s) of the Company and secured by corporate guarantee of subsidiaries / associates / promoters /other companies.	1,063.69	2,057.70	262.52	233.31
Term loan from Non Banking Financial Companies are secured by equitable mortgage of project properties, fixed assets of the Company/ subsidiaries/ associate companies & charge over cash flow of the project(s), and corporate guarantee of such companies . These loans are further secured by pledge of shares held by promoter companies and personal guarantee of director(s) of the Company.	990.24	-	448.64	-
Vehicle loan are secured by hypothecation of the vehicles purchased there against	63.78	110.04	50.32	46.26
Unsecured				
Debentures are convertible into such number of equity shares of the company at the conversion price at the time of conversion as per applicable provisions of the Act & Rules.	3,240.00	3,240.00	-	-
Debentures are convertible into equity shares in 10 years from the deemed date of allotment of CCDs.				
Total	5,357.71	5,407.74	761.48	279.57
Less: Current maturities of long term borrowings (refer note 17.2)	761.48	279.57	-	-
Total	4,596.23	5,128.17	761.48	279.57



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Note 17.2 The year wise repayment schedule of long term borrowings :

(Rupees in Lakhs)

Particulars	outstanding as at 31.03.2025	Year wise repayment schedule			
		with in 1 year	1 -2 year	2-3 year	more than 3 year
Secured Term loans					
Banks	1,063.69	262.52	285.68	291.47	224.02
Non banking financial companies	990.24	448.64	541.60	-	-
Vehicle Loan	63.78	50.32	11.78	1.43	0.25
Compulsorily convertible debentures	3,240.00	-	-	-	3,240.00
Total Long Term Borrowings	5,357.71	761.48	839.06	292.90	3,464.27

Note 17.3 . The Company is regular in repayment of principal and interest to Bank as per stipulation and there are no defaults in repayment of principal and interest to any lender as at the balance sheet date.

Note 17.4 .The Company has not been declared as willful defaulter by any Bank or any Government Authorities.

Note 17.5 .The loans being taken by the Company during the year has been utilized for the purpose for which they were obtained.

Note 17.6 Funds raised by the Company on short term loan have not been used for long term purposes

Note 17.7 The Company has not raised any funds from Banks and from any other entity or person on account of or to meet the obligations of Subsidiaries /Joint Venture or Associates

Note 17.8 No funds were raised during the year on pledge of securities held in its Subsidiaries, Joint Venture or Associates.

Note 17.9 There are no charges or satisfaction of charges which are yet to be registered or satisfied beyond statutory period.

Note 17.10 The Fully convertible debentures of Rs. 3,240 lakhs are due for conversion on 26-Feb-2033.



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Note 18 : NON CURRENT FINANCIAL LIABILITIES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liabilities	13.02	-
Total	13.02	-

Note 19 : NON CURRENT TRADE PAYABLES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
-------------	------------------------	------------------------

Total outstanding dues of 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

Total(B)**Total(A+B)**

2,623.62	1,693.90
2,623.62	1,693.90
2,623.62	1,693.90

Note 19.1

The non current trade payables are payable after 31st March 2026, hence not due for payment as at 31st March 2025, therefore ageing of non- current trade payables has not been given.

Note 20 : NON CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Security deposits received	2,194.34	289.83
Total	2,194.34	289.83

Note 21 : OTHER NON CURRENT LIABILITIES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Income	44.70	-
Total	44.70	-

Note 22 : PROVISIONS-NON CURRENT

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Leave Encashment	63.27	65.39
Gratuity	206.69	201.75
Total	269.96	267.14

Note 23 : BORROWINGS-CURRENT

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Unsecured		
Loan from Others (repayable on demand)*	5.00	5.00
Secured		
Loan against Fixed Deposit	13.76	-
Current maturities of Long term Borrowings (refer note 17.1)	761.48	279.57
Total	780.24	284.57

* Represent amount payable to ex-director of the Company

Note 24 : CURRENT FINANCIAL LIABILITIES

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liabilities	7.62	-
Total	7.62	-

Note 25 : CURRENT TRADE PAYABLES

(Rupees in Lakhs)

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	518.45	175.76
Total (A)	518.45	175.76

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

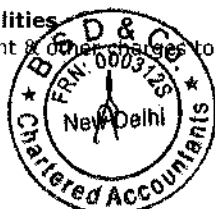
- In respect of development & other charges to be paid on deferred credit terms to authorities

Other Trade Payables

- Others

Total(B)**Total(A+B)**

6,768.89	4,167.38
2,837.81	4,532.10
9,606.70	8,699.48
10,125.15	8,875.24



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Note - 25.1

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.

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;	518.45	175.76
The interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	12.55	2.42
Payment made to suppliers (other than interest) beyond appointed day during the year	598.57	195.52
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 MSMED Act, 2006;	13.08	7.27
The amount of interest accrued and remaining unpaid at the end of each accounting year; and	47.87	36.37
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.	11.50	(17.97)

Note-25.2 Ageing of Trade Payables Outstanding as at 31st March 2025 is as follow :

Particulars	Outstanding for following periods from due date of payments					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	105.73	403.78	4.97	3.05	-	518.45
Others	4,231.69	3,542.35	1,707.40	31.35	0.92	9,606.70
Disputed dues- MSME	-	-	-	-	93.91	-
Disputed dues- Others	-	-	-	-	-	-
Total	4,337.42	3,946.13	1,712.37	34.40	94.83	10,125.15

Note- 25.3 Ageing of Trade Payables Outstanding as at 31st March 2024 is as follow :

Particulars	Outstanding for following periods from due date of payments					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	61.58	110.99	3.02	0.17	-	175.76
Others	6,996.17	1,537.99	49.10	102.08	14.14	8,699.48
Disputed dues- MSME	-	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-	-
Total	7,057.75	1,648.98	52.12	102.25	14.14	8,875.24

Note 26 : CURRENT OTHER FINANCIAL LIABILITIES

Particulars	As at 31 March 2025	As at 31 March 2024
Security deposit	-	15.05
Interest Accrued But Not Due on Borrowings	-	11.70
Employees Payable	12.66	171.82
Interest on Trade Payables	145.12	283.74
Commitment Charges Payable	690.85	1,161.83
Audit Fee Payable	-	0.60
Other Payables	-	0.04
Total	2,553.06	3,401.69

Note 27 : OTHER CURRENT LIABILITIES

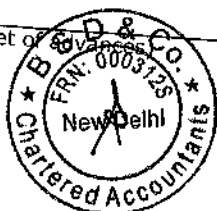
Particulars	As at 31 March 2025	As at 31 March 2024
Statutory Dues Payable	452.35	264.56
Deferred income	4.16	-
Advance from customers and others	1,275.27	2,047.84
From Related Parties	123,271.20	102,663.08
From Others	125,002.98	104,975.48
Total	125,002.98	104,975.48

Note 28: PROVISIONS-CURRENT

Particulars	As at 31 March 2025	As at 31 March 2024
Leave Encashment	1.82	1.39
Gratuity	7.94	3.84
Total	9.76	5.23

Note 29: CURRENT TAX LIABILITIES (NET)

Particulars	As at 31 March 2025	As at 31 March 2024
Provision for income tax (net of advances)	10.36	6.82
Total	10.36	6.82



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Note 30 : REVENUE FROM OPERATIONS

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Income From Real Estate Projects	6,653.57	3,825.95
Income From Trading Goods	8.87	40.38
Income from construction contracts	402.37	223.59
Other Operating Income	540.18	573.32
Total	7,604.99	4,663.24

Note 30.1 : Timing of revenue recognition

Revenue recognition at a point of time	4,249.10	4,249.10
Revenue recognition over a point of time	3,355.89	414.14
Total revenue from contracts with customers	7,604.99	4,663.24

Note 30.2 : Disaggregation of revenue is as below:-

(Rupees in Lakhs)

Nature of Revenue	Year ended 31 March 2025			Year Ended 31 March 2024		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	6,653.57	5.21	6,658.78	3,825.95	16.98	3,842.93
Trading	8.87	-	8.87	40.38	-	40.38
Construction contracts	402.37	-	402.37	223.59	-	223.59
Others	-	534.97	534.97	-	556.34	556.34
Total	7,064.81	540.18	7,604.99	4,089.92	573.32	4,663.24

Note 30.3 : While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in Ind AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs 82,436.13 in lakhs (Rs. 86,489.11 in lakhs previous year) which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which company is operating.

Note 30.4 Advance against unsatisfied (or partially satisfied) performance obligations:

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Advances at beginning of the year	104,710.92	82,387.88
Add: Advances received during the year (net)	27,440.54	26,986.28
Less: Revenue recognised during the year	7,604.99	4,663.24
Advances at the end of the year	124,546.47	104,710.92

Note 30.5 Reconciliation of revenue recognised with the contracted price is as follows:

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Contracted price	10,125.16	4,925.12
Reduction towards variable consideration components	2,520.17	261.88
Revenue recognized	7,604.99	4,663.24

Note 31 : OTHER INCOME

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Interest Income on		
Bank deposits	309.31	251.30
Others	0.52	4.13
Miscellaneous Income	170.69	18.39
Profit on sale of property, plant & equipment	5.09	1.39
Gain on financial assets/liabilities carried at amortised cost	2.27	(6.65)
Liabilities no longer required written back (net)	430.04	(3.44)
Total	917.92	265.12

Note 32 : COST OF LAND, MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Inventory at the Beginning of The Year		
Building Materials And Consumables	367.90	167.31
Land	19,976.00	16,383.95
	20,343.90	16,551.26
Add: Incurred During The Year		
Land, Development and Other Rights	10,942.86	4,597.93
Building Materials	1,995.77	2,669.00
Construction Cost	3,633.06	4,153.65
Lease rent	74.11	50.18
Employee cost	2,274.92	2,028.50
Rates and taxes	270.36	125.28
Administration Expenses	939.66	654.08
Depreciation	21.85	12.33
Power & Fuel and Other Electrical Cost	87.39	111.16
Repairs And Maintenance-Plant And Machinery	0.22	0.76
Finance Cost	3,173.05	1,667.29
	23,413.25	16,070.16
Less: Inventory at the End of The Year		
Building Materials and Consumables	219.15	367.90
Land	16,737.49	19,976.00
	16,956.64	20,343.90
Total	26,800.51	12,277.52



Note 33 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS & FINISHED STOCK

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Inventory at the Beginning of the Year		
Completed real estate projects	1,882.48	187.96
Construction work in progress	690.75	-
Projects In Progress	53,308.60	54,723.71
	55,881.83	54,911.67
Inventory at the End of the Year		
Completed real estate projects	625.57	1,882.48
Construction work in progress	782.09	690.75
Projects In Progress	63,996.97	53,308.60
	65,404.63	55,881.83
Changes In Inventory of Project in progress & Finished stock	(9,522.80)	(970.16)

Note 34 : EMPLOYEE BENEFIT EXPENSES

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Salaries, wages, allowances and bonus (Including managerial remuneration)	2,216.12	1,957.11
Contribution to provident and other funds	28.54	23.78
Staff welfare expenses	30.54	27.14
	2,275.20	2,008.03
Less: Allocated to projects	2,274.92	2,028.50
Total	0.28	(20.47)

Note 35 : FINANCE COST

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Interest On		
-Term loans	159.03	329.72
-Others	5,814.38	1,859.43
-Lease Liability	1.59	-
Other borrowing cost	1.00	83.03
Bank charges	378.77	149.16
Finance charge on compound financial instrument	0.88	(0.99)
	6,355.65	2,420.35
Less: Allocated to Projects	3,173.05	1,667.29
Total	3,182.60	753.06

Note 36 : DEPRECIATION AND AMORTIZATION EXPENSES

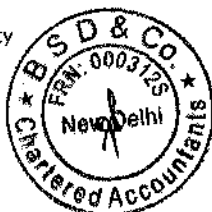
(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Depreciation on property, plant & equipment	131.55	109.55
Amortisation of Intangible assets	1.63	1.63
Amortisation of Right to use	4.20	-
Total	137.38	111.18

Note 37 : OTHER EXPENSES

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Administrative Expenses		
Short Term Lease	16.77	18.02
Rates And Taxes	40.71	60.11
Insurance	2.35	1.85
Repairs And Maintenance- Building	0.21	-
Repairs And Maintenance- Others	16.41	23.15
Royalty	10.00	10.00
Water & Electricity charges	0.03	0.29
Vehicle Running And Maintenance	29.69	24.90
Travelling And Conveyance	197.93	124.73
Legal And Professional Charges	483.74	255.40
Printing And Stationery	18.13	11.49
Postage, Telephone & Courier	46.26	14.24
Donation	15.48	11.48
Auditors' Remuneration (refer note 46)	1.82	1.21
Directors sitting fees	0.10	0.70
Bad Debts & Advances Written off	15.79	5.64
Miscellaneous Expenses	110.09	102.96
	1,005.51	666.17
Less: Allocated to Projects	939.66	654.08
	65.85	12.09
Selling Expenses		
Business Promotion	638.74	593.74
Commission	102.91	155.72
Advertisement And Publicity	178.83	181.83
	920.48	931.29
Total	986.33	943.38



Note 38 : TAX EXPENSES

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Tax expense comprises of:		
Current tax	12.14	7.82
Tax related to earlier years	0.82	0.74
Deferred tax	(3,331.76)	(1,980.29)
	(3,318.80)	(1,971.73)

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 25.168% and the reported tax expense in statement of profit and loss are as follows:

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Accounting profit/(loss) before tax	(13,061.39)	(8,166.15)
Applicable tax rate	25.168%	25.168%
Computed tax expense	(3,287.29)	(2,055.26)
Tax effect of :		
Tax impact of disallowable expenses	91.73	32.42
Tax Adjustment on account of adjustment of brought forward losses and others	3,207.70	2,030.66
Current Tax (A)	12.14	7.82
Earlier year tax adjustment (B)	0.82	0.74
Deferred Tax Provisions		
Decrease/(Increase) in deferred tax assets on account of provisions, losses and others	(3,331.76)	(1,980.29)
Total Deferred Tax Provisions (C)	(3,331.76)	(1,980.29)
Tax Expenses recognised in statement of Profit & Loss(A+B+C)	(3,318.80)	(1,971.72)
Effective Tax Rate	25.41%	24.15%

Note 39 : EARNINGS PER SHARE

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Profit attributable to equity shareholders (Rupees in Lakhs)	(9,742.59)	(6,194.42)
Weighted average number of equity shares	38,000,000	38,000,000
Nominal value per share (In rupees)	10.00	10.00
Earnings per equity share (In rupees)		
Basic	(25.64)	(16.30)
Diluted	(25.64)	(16.30)

Note 40 : CONTINGENT LIABILITIES AND COMMITMENTS

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
I Claim against the Company not acknowledged as debts (to the extent quantifiable)	106.93	16.90
II Income Tax	30,411.47	30,412.21
III Bank Guarantees in respect of the Company	5,983.58	1,986.20
Corporate Guarantees		
- Amount outstanding in respect of corporate guarantee given on account loan availed by holding company namely Omaxe Limited	-	3,342.37
IV - Amount outstanding in respect of corporate guarantee given on account loan availed by Group	4,203.63	-
- Amount outstanding in respect of corporate guarantee given on account loan availed by fellow subsidiary company namely Omaxe Heritage Private Limited	15,442.01	33,132.19
IV Bank Guarantee Given by holding company namely Omaxe Limited on behalf of the company	1.80	1.80
V The Company may be contingently liable to pay damages / interest in the process of execution of real estate and construction projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable

Note 41 : In the financial year ended 31st March 2022, search was initiated against the Company under section 132 of the Income Tax Act, 1961 and pursuant to that the Company had received Income Tax Demand(s) pertaining to Assessment Years from 2014-15 to 2022-23 under section 147/143(3) of Income Tax Act, 1961. The Company has filed Appeals before Appellate Authority within the timelines as allowed under the Act. Based on the decision of various appellate authorities, interpretation of relevant provision of the Income Tax Act, 1961 and on the basis of opinion from independent tax expert that the demands raised will not be sustained on completion of the appellate proceedings. Accordingly, pending the decision by the appellate authorities, no provision of any potential liability has been made in the Financial Statements.

Note 42 : CORPORATE SOCIAL RESPONSIBILITY (CSR)

The details of expenditure incurred on CSR are as under

(Rupees in Lakhs)

S. No	Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
a.	The Gross amount required to be spent by the Company during the year as per section	-	-
b.	Amount spent during the year on :		
i)	Construction/acquisition of any assets	-	-
ii)	On Purpose other than (i) above	-	-
c.	Shortfall at the end of the year	-	-
d.	Total of previous years shortfall	-	-
e.	Reason for shortfall	-	-
f.	The breakup of expenses included in amount spent are as under		
	Skill Development	-	-
	Environment sustainability and ecological Balance	-	-

Note 42.1

There are no unspent amounts requiring transfer to a fund specified in Schedule VII of Companies Act, 2013 within a period of six months of expiry of financial year in compliance with second proviso to Section 135 (5) of Companies Act, 2013.



Note 43 : EMPLOYEE BENEFIT OBLIGATIONS**1) Post-Employment Obligations - Gratuity**

The Group provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. For the funded plan the Company makes contributions to recognised funds in India. The Group does not fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

The amounts recognised in the Statement of Financial Position and the movements in the net defined benefit obligation over the year are as follows:

(Rupees in Lakhs)

a. Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2025	As at 31 March 2024
Present value obligation as at the end of the year	214.63	205.59
Fair value of plan assets as at the end of the year	-	-
Net liability /(asset) recognized in balance sheet	214.63	205.59

(Rupees in Lakhs)

b. Bifurcation of PBO at the end of year in current and non- current	As at 31 March 2025	As at 31 March 2024
Current liability	7.94	3.84
Non-current liability	206.69	201.75
Total	214.63	205.59

(Rupees in Lakhs)

c. Expected contribution for the next annual reporting period	As at 31 March 2025	As at 31 March 2024
Service Cost	40.09	49.89
Net Interest Cost	14.87	14.84
Total	54.96	64.73

(Rupees in Lakhs)

d. Changes in defined benefit obligation	As at 31 March 2025	As at 31 March 2024
Present value obligation as at the beginning of the year	205.59	169.59
Interest cost	14.84	12.48
Service cost	32.86	35.12
Benefits paid	-	-
Actuarial loss/(gain) on obligations	(38.66)	(11.60)
Present value obligation as at the end of the year	214.63	205.59

(Rupees in Lakhs)

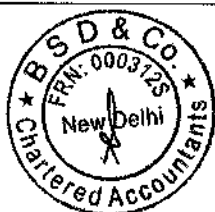
e. Amount recognized in the statement of profit and loss	As at 31 March 2025	As at 31 March 2024
Current service cost	32.86	35.12
Net Interest cost	14.84	12.48
Amount recognised in the statement of profit and loss	47.70	47.60

(Rupees in Lakhs)

f. Other Comprehensive Income	As at 31 March 2025	As at 31 March 2024
Net cumulative unrecognized actuarial gain/(loss) opening	(51.85)	(63.45)
Actuarial gain/(loss) on PBO	38.66	11.60
Actuarial gain/(loss) for the year on Asset	-	-
Unrecognised actuarial gain/(loss) at the end of the year	(13.19)	(51.85)

g. Economic Assumptions	As at 31 March 2025	As at 31 March 2024
Discount rate	6.93%	7.22%
Future salary increase	6.00%	6.00%

h. Demographic Assumptions	As at 31 March 2025	As at 31 March 2024
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	100% of IALM (2012-14)	100% of IALM (2012-14)
Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 Years	2.00	2.00
Above 44 Years	1.00	1.00



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(Rupees in Lakhs)

i	Sensitivity analysis for gratuity liability	As at 31 March 2025	As at 31 March 2024
	Impact of the change in discount rate		
	Present value of obligation at the end of the year	214.63	205.59
	a) Impact due to increase of 0.50 %	(11.30)	(11.75)
	b) Impact due to decrease of 0.50 %	12.28	12.82

(Rupees in Lakhs)

j	Impact of the change in salary increase	As at 31 March 2025	As at 31 March 2024
	Present value of obligation at the end of the year	214.63	205.59
	a) Impact due to increase of 0.50%	9.77	11.46
	b) Impact due to decrease of 0.50 %	(9.08)	(10.64)

(Rupees in Lakhs)

k	Maturity Profile of Defined Benefit Obligation	As at 31 March 2025	As at 31 March 2024
	Year		
	0 to 1 year	7.94	3.84
	1 to 2 year	5.25	6.43
	2 to 3 year	10.57	3.26
	3 to 4 year	25.04	10.01
	4 to 5 year	4.00	26.54
	5 to 6 year	2.95	3.69
	6 Year onward	158.88	151.82

l	The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2025	As at 31 March 2024
	Funds Managed by Insurer	-	-

2) Leave Encashment

Provision for leave encashment in respect of unavailed leaves standing to the credit of employees is made on actuarial basis. The Company does not maintain any fund to pay for leave encashment. Total leave encashment liability of Rs. 63.27 lakhs (PY Rs. 65.39 lakhs) is classified as non-current and Rs. 1.82 lakhs (previous year Rs. 1.39 lakhs) as current and does not require disclosure as mentioned in para 158 of IND AS 19.

3) Defined Contribution Plans

The Group also has defined contribution plan i.e. contributions to provident fund in India for employees. The Company makes contribution to statutory fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post employment benefit and is in the nature of defined contribution plan. The contributions are made to registered provident fund administered by the government. The provident fund contribution charged to statement of profit & loss for the year ended 31 March, 2024 amount to Rs.28.17 in lakhs (previous year Rs.22.87 in lakhs).

Note 44 : Some of the balances of trade receivables, trade payables, advances given and taken from others are subject to reconciliation and confirmation from respective parties. The balance of said trade receivables, trade payables and advances are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision has been made for any loss that may result out of such reconciliation and confirmation in the financial statement.

Advances given to others includes advances given against goods/services which takes substantial period of time to conclude. In the opinion of management, these advances are in accordance with normal trade practices in Real Estate Business and are not loans or advances in the nature of loans, hence classified accordingly.



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Note 45 : LEASES

Short Term Lease Payment debited to Statement of Profit and Loss Account Rs. 16.77 in lakhs (previous year Rs. 18.02 in lakhs) pertaining to short term lease arrangement for a period of less than one year.

Note 45.1. Lease Contracts entered by the company majorly pertains to building taken on lease to conduct the business activities in ordinary course.

The details of right of use asset held by the company is as follows:

(Rupees in Lakhs)

Particulars	Addition for the year ended 31 March 2025	Net Carrying amount as at 31 March 2025	Addition for the year ended 31 March 2024	Net Carrying amount as at 31 March 2024
Building	25.07	20.87	-	-

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

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Depreciation on Right to use Asset	4.20	-
Interest on Lease Liability	1.59	-
Total	5.79	-

The following is movement in Lease Liability during the year ended 31st March, 2025

(Rupees in Lakhs)

Particulars	Year Ended 31 March 2025	Year Ended 31 March 2024
Balance at the beginning of the year	-	-
Addition during the year	25.07	-
Finance cost accrued during the year	1.59	-
Payment of lease liability	(6.02)	-
Balance at the end of the year 31st March, 2025	20.64	-

The following is breakup of Current and Non-Current Lease Liability as at 31st March, 2025

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Current lease liability	7.62	-
Non-Current lease liability	13.02	-
Total	20.64	-

The table below provides details regarding the Contractual Maturities of Lease Liability as at 31st March, 2025 on an undiscounted basis:

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Less than one year	45.78	-
One to five year	25.01	-
More than five year	-	-

The Company do not foresee Liquidity Risk with regard to its Lease Liabilities as the Current Assets are Sufficient to meet the obligation related to Lease Liability as and when they fall.

Note 46 : AUDITOR'S REMUNERATION

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Audit fees	0.67	0.67
Certification fee	1.15	0.54
Total	1.82	1.21

Note 47 : SEGMENT INFORMATION

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 Group, the operations of the Group falls under real estate business, which is considered to be the only reportable segment by management.

(Rupees in Lakhs)

Particulars	Year ended 31 March 2025	Year Ended 31 March 2024
Within India	7,604.99	4,663.24
Outside India	-	-
Total	7,604.99	4,663.24

None of the non- current assets are held outside India.

No single customer represents 10% or more of Group's total revenue for the year ended March 31, 2025 (March 31, 2024).



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Note 48 : FAIR VALUE MEASUREMENTS
(i) Financial Assets by category

(Rupees in Lakhs)

Particulars	Note	As at 31 March 2025	As at 31 March 2024
Financial Assets			
At Amortised Cost			
Non Current			
Other Financial Assets	5	3,743.02	1,852.59
Current			
Trade Receivables	10	888.17	903.67
Cash & Cash Equivalents	11	420.84	788.95
Other Bank Balances	12	1,540.92	2,126.37
Other Financial Assets	13	30,176.13	22,607.66
Total Financial Assets		36,769.08	28,279.24
Financial Liabilities			
At Amortised Cost			
Non-Current Liabilities			
Borrowing	17	4,596.23	5,128.17
Lease Liability	18	13.02	-
Trade Payables	19	2,623.62	1,693.90
Other Financial Liabilities	20	2,194.34	289.83
Current Liabilities			
Borrowing	23	780.24	284.57
Lease Liability	24	7.62	-
Trade Payables	25	10,125.15	8,875.24
Other Financial Liabilities	26	3,401.69	1,644.78
Total Financial Liabilities		23,741.91	17,916.49

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

(Rupees in Lakhs)

Particulars	As at 31 March 2025		As at 31 March 2024	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Other Financial Assets	3,743.02	3,743.02	1,852.59	1,852.59
Current				
Trade Receivables	888.17	888.17	903.67	903.67
Cash & Cash Equivalents	420.84	420.84	788.95	788.95
Other Bank Balances	1,540.92	1,540.92	2,126.37	2,126.37
Other Financial Assets	30,176.13	30,176.13	22,607.66	22,607.66
Total Financial Assets	36,769.08	36,769.08	28,279.24	28,279.24
Financial Liabilities				
Non-current liabilities				
Borrowing	4,596.23	4,596.23	5,128.17	5,128.17
Lease Liability	13.02	13.02	-	-
Trade Payables	2,623.62	2,623.62	1,693.90	1,693.90
Other Financial Liabilities	2,194.34	2,194.34	289.83	289.83
Current Liabilities				
Borrowing	780.24	780.24	284.57	284.57
Lease Liability	7.62	7.62	-	-
Trade Payables	10,125.15	10,125.15	8,875.24	8,875.24
Other Financial Liabilities	3,401.69	3,401.69	1,644.78	1,644.78
Total Financial Liabilities	23,741.91	23,741.91	17,916.49	17,916.49

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



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Note 49 : RISK MANAGEMENT

The group'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 group'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 group. The group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management**Credit risk rating**

The group 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 group 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 and other bank balances	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 group 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 group. The group 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 Lakhs)

Credit rating	Particulars	As at 31 March 2025	As at 31 March 2024
A: Low credit risk	Cash and cash equivalents and other bank balances	5,581.74	2,915.32
B: Moderate credit risk	Trade receivables and other financial assets	31,187.34	25,363.92

Liquidity risk

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

Maturities of financial liabilities

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

(Rupees in Lakhs)

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							
Long Term Borrowings	769.24	841.76	292.90	224.58	3,240.00	5,368.48	5,357.71
Short Term Borrowings	18.76	-	-	-	-	18.76	18.76
Trade Payables	10,125.15	2,096.05	527.57	-	-	12,748.77	12,748.77
Other Financial Liabilities	3,414.18	-	-	-	2,232.10	5,646.28	5,616.67
Total	14,327.33	2,937.81	820.47	224.58	5,472.10	23,782.29	23,741.91
As at 31 March 2024							
Long Term Borrowings	286.23	311.16	866.63	721.96	3,240.00	5,425.98	5,407.74
Short Term Borrowings	5.00	-	-	-	-	5.00	5.00
Trade Payables	8,875.24	1,693.90	-	-	-	10,569.14	10,569.14
Other Financial Liabilities	1,644.78	-	-	-	289.83	1,934.61	1,934.61
Total	10,811.25	2,005.06	866.63	721.96	3,529.83	17,934.73	17,916.49



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Market risk**Interest Rate risk**

The group's policy is to minimise interest rate cash flow risk exposures on long-term financing. At 31 March the group is exposed to changes in market interest rates through bank borrowings at variable interest rates. Other borrowings are at fixed interest rates.

group's exposure to interest rate risk on borrowings is as follows :

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Variable rate	1,064.70	2,057.70
Fixed rate	4,322.55	3,355.04
Total	5,387.24	5,412.74

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2025: +/- 1%; 31 March 2024: +/-1%;). These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

(Rupees in Lakhs)

Particulars	Profit for the year +1%	Profit for the year -1%
31 March 2025	7.97	(7.97)
31 March 2024	7.70	(7.70)

Note 50 : CAPITAL MANAGEMENT POLICIES**(a) Capital Management**

The Group's capital management objectives are to ensure the Group'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 Group 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 Group 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 Group may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The amounts managed as capital by the Group are summarised as follows:

(Rupees in Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024
Long Term borrowings	5,357.71	5,407.74
Short Term borrowings	18.76	5.00
Less: Cash and cash equivalents	(420.84)	(788.95)
Net debt	4,955.63	4,623.79
Total equity	(15,927.83)	(6,214.17)
Net debt to equity ratio	-	-



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Note 51 :RELATED PARTIES DISCLOSURES

(A) Related Parties are classified as :

a) Ultimate Holding company

- 1 Guild Builders Private Limited

b) Holding Company

- 1 Omaxe Limited

c) Fellow Subsidiary Companies / Subsidiary of fellow Subsidiary company

- 1 Atulah Contractors and Constructions Private Limited
- 2 Omaxe Garv Buildtech Private Limited
- 3 Hartal Builders and Developers Private Limited
- 4 Jagdamba Contractors and Builders Limited
- 5 Omaxe Buildhome Limited
- 6 Omaxe Forest Spa and Hills Developers Limited
- 7 Omaxe Heritage Private Limited
- 8 Omaxe New Chandigarh Developers Private Limited
- 9 Sri Balaji Green Heights Private Limited
- 10 Omaxe Pancham Realcon Private Limited
- 11 PP Devcon Private Limited
- 12 Omaxe India Trade Centre Private Limited
- 13 Bhanu Infrabuild Private Limited
- 14 Worldstreet Sports Center Limited
- 15 FBD Real Grow Private Limited (w.e.f 01.12.2023)
- 16 Ludhiana Wholesale Market Private Limited
- 17 S N Realtors Private Limited
- 18 Omaxe Be Together Ghaziabad Busport Private Limited (w.e.f. 30.09.2024)

d) Associates of holding company

- 1 FBD Real Grow Private Limited (upto 30.11.2023)
- 2 Omaxe Be Together Ghaziabad Busport Private Limited (upto 29.09.2024)

e) Entities over which key managerial personnel and/or their relatives of holding company exercise significant Control / significant influence

- 1 B D Agarwal Securities Private Limited
- 2 Buildwell Builders Private Limited

f) Key Managerial Personnel/ Promoters

- 1 Parmod Kumar (upto 06.12.2023)
- 2 Rohtas Goel

g) Relatives of Key Managerial Personnel/ Promoters

- 1 Nupur Gupta (upto 06.12.2023)
- 2 Himanshu Gupta (upto 06.12.2023)
- 3 Divya Gupta (upto 06.12.2023)

h) Director other than Key managerial personnnel.

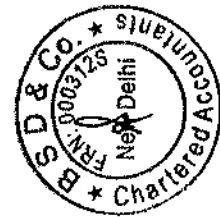
- 1 Himanshu Khandelwal
- 2 Shashank Agarwal

2 *Anshu* *Sh. J*



(B) SUMMARY OF TRANSACTION DURING THE YEAR WITH RELATED PARTIES :						(Rupees in Lakhs)		
Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries/ Subsidiaries of Fellow Subsidiaries Company	Associate Company	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel & Relatives of Key Managerial Personnel	Total		
1	31 March 2025	6.86	-	-	-	6.86		
	31 March 2024	29.17	-	-	-	29.17		
2	31 March 2025	150.00	-	-	-	150.00		
	31 March 2024	-	-	-	-	-		
3	31 March 2025	16.23	-	-	-	16.23		
	31 March 2024	6.59	-	-	-	6.59		
4	31 March 2025	16.77	-	-	-	16.77		
	31 March 2024	70.15	-	-	-	70.15		
5	31 March 2025	33.00	-	-	-	33.00		
	31 March 2024	15.19	-	-	-	15.19		
6	31 March 2025	-	-	-	10.00	10.00		
	31 March 2024	-	-	-	10.00	10.00		
7	31 March 2025	2.75	-	-	-	2.75		
	31 March 2024	0.07	-	-	-	0.07		
8	31 March 2025	24.73	-	-	-	24.73		
	31 March 2024	-	-	-	-	-		
9	31 March 2025	-	-	-	0.10	0.10		
	31 March 2024	-	-	-	0.70	0.70		
10	31 March 2025	-	-	-	-	-		
	31 March 2024	-	-	-	73.73	73.73		
11	31 March 2025	-	-	143.55	-	143.55		
	31 March 2024	-	-	84.80	-	84.80		
12	31 March 2025	1,078.29	-	-	-	1,078.29		
	31 March 2024	276.92	-	-	-	276.92		
13	31 March 2025	9,544.28	-	1.14	-	9,545.42		
	31 March 2024	14,196.33	0.02	1,320.00	-	15,516.35		
14	31 March 2025	16,099.24	-	571.14	-	16,670.38		
	31 March 2024	23,004.99	-	-	-	23,004.99		
15	31 March 2025	-	-	-	-	-		
	31 March 2024	3,300.00	-	-	-	3,300.00		
16	31 March 2025	3,300.00	-	-	-	3,300.00		
	31 March 2024	-	-	-	-	-		

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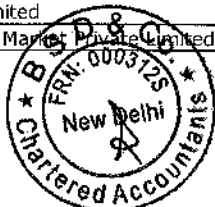


S.N	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries/ Subsidiaries of Fellow Subsidiaries Company	Associate Company	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel & Relatives of Key Managerial Personnel	Total
	Closing Balances						
1	Trade receivable	31 March 2025 31 March 2024	64.80 -	- -	- -	- -	64.80 -
2	Advances recoverable	31 March 2025 31 March 2024	22,003.87 15,650.92	- -	- -	- -	22,003.87 15,650.92
3	Advances/balance outstanding	31 March 2025 31 March 2024	525.27 727.84	- -	750.00 1,320.00	- -	1,275.27 2,047.84
4	Bank guarantees	31 March 2025 31 March 2024	1.80 1,080.09	- -	- -	- -	1.80 1,080.09
5	Royalty	31 March 2025 31 March 2024	- -	- -	- -	10.80 10.80	10.80 10.80
6	Commitment charges payable	31 March 2025 31 March 2024	- -	- -	30.38 17.83	- -	30.38 17.83
7	Borrowings Compulsorily Convertible Debentures	31 March 2025 31 March 2024	3,240.00 3,240.00	- -	- -	- -	3,240.00 3,240.00
8	Security deposit receivables	31 March 2025 31 March 2024	- 3,300.00	- -	- -	- -	- 3,300.00
9	Corporate guarantees (Amount outstanding in respect of corporate guarantees given along with related parties on account of loan availed by subsidiary companies)	31 March 2025 31 March 2024	15,442.01 36,474.56	- -	- -	- -	15,442.01 36,474.56

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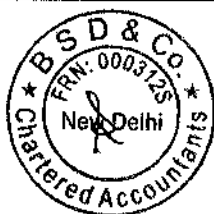


(C) DISCLOSURE IN RESPECT OF RELATED PARTY TRANSACTIONS				
S.N	Particular	Relationship	Year ended March 31, 2025	(Rupees in Lakhs) Year ended March 31, 2024
1	Income from trading goods			
	Omaxe Limited	Holding Company	5.53	2.49
	Atulah Contractors and Constructions Private Limited	Fellow Subsidiary	-	3.33
	Hartal Builders and Developers Private Limited	Fellow Subsidiary	-	11.11
	Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiary	0.22	-
	Omaxe Forest Spa and Hills Developers Limited	Fellow Subsidiary	0.42	0.45
	Omaxe Garv Buildtech Private Limited	Fellow Subsidiary	0.38	-
	Omaxe Buildhome Limited	Fellow Subsidiary	-	11.79
	Worldstreet Sports Center Limited	Fellow Subsidiary	0.23	-
	Omaxe India Trade Centre Private Limited	Subsidiary of Fellow Subsidiary Company	0.08	-
2	Corporate guarantee charges recovered			
	Omaxe Heritage Private Limited	Fellow Subsidiary	150.00	-
3	Sale of property, plant and equipment			
	Omaxe Limited	Holding Company	16.08	6.59
	Ludhiana Wholesale Market Private Limited	Fellow Subsidiary	0.15	-
4	Purchase of property, plant and equipment			
	Omaxe Limited	Holding Company	3.18	60.48
	Jagdamba Contractors and Builders Limited	Fellow Subsidiary	-	7.02
	Omaxe Forest Spa and Hills Developers Limited	Fellow Subsidiary	0.60	0.23
	Atulah Contractors and Constructions Private Limited	Fellow Subsidiary	-	0.93
	Omaxe Heritage Private Limited	Fellow Subsidiary	12.99	1.27
	Worldstreet Sports Center Limited	Fellow Subsidiary	-	0.22
5	Building material purchases			
	Omaxe Limited	Holding Company	5.01	3.94
	Atulah Contractors and Constructions Private Limited	Fellow Subsidiary	-	7.53
	Omaxe Buildhome Limited	Fellow Subsidiary	-	0.09
	Omaxe Heritage Private Limited	Fellow Subsidiary	27.04	1.25
	Worldstreet Sports Center Limited	Fellow Subsidiary	-	1.91
	Omaxe Forest Spa and Hills Developers Limited	Fellow Subsidiary	0.09	0.47
	Hartal Builders and Developers Private Limited	Fellow Subsidiary	0.22	-
	Omaxe India Trade Centre Private Limited	Subsidiary of Fellow Subsidiary Company	0.64	-
6	Royalty Paid			
	Rohtas Goel	Key Managerial Personnel	10.00	10.00
7	Bank Guarantee Comission paid			
	Omaxe Limited	Holding Company	2.75	0.07
8	Corporate guarantee charges			
	Guild Builders Private Limited	Ultimate Holding Company	0.61	-
	Omaxe Limited	Holding Company	24.12	-
9	Director's Sitting Fees			
	Himanshu Khandelwal	Directors other than KMP (Independent Director)	0.05	0.30
	Shashank Agarwal	Directors other than KMP (Independent Director)	0.05	0.40
10	Remuneration			
	Nupur Gupta	Relative of key managerial person	-	20.48
	Himanshu Gupta	Relative of key managerial person	-	32.77
	Divya Gupta	Relative of key managerial person	-	20.48
11	Commitment charges			
	B D Agarwal Securities Private Limited	Entitles over which key managerial personnel and/or their relatives exercise significant influence	8.55	31.17
	Buildwell Builders Private Limited		135.00	53.63
12	Bank guarantees matured			
	Omaxe Limited	Holding Company	1,078.29	276.92
13	Advance received /refund			
	Omaxe Limited	Holding Company	8,739.42	13,341.08
	Atulah Contractors and Constructions Private Limited	Fellow Subsidiary	3.16	0.56
	Hartal Builders and Developers Private Limited	Fellow Subsidiary	7.00	62.63
	Jagdamba Contractors and Builders Limited	Fellow Subsidiary	-	3.79
	Omaxe Forest Spa and Hills Developers Limited	Fellow Subsidiary	6.45	0.08
	Omaxe Garv Buildtech Private Limited	Fellow Subsidiary	-	12.37
	Omaxe Heritage Private Limited	Fellow Subsidiary	-	22.44
	PP Devcon Private Limited	Fellow Subsidiary	-	96.10
	Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiary	15.14	3.27
	Worldstreet Sports Center Limited	Fellow Subsidiary	32.87	-
	Omaxe Buildhome Limited	Fellow Subsidiary	-	3.30
	Omaxe Buildwell Limited	Fellow Subsidiary	-	0.97
	Ludhiana Wholesale Market Private Limited	Fellow Subsidiary	0.03	-



2 *Audited* *Dr.* *J*

	FBD Real Grow Private Limited	Fellow Subsidiary	669.23	548.50
	Omaxe India Trade Centre Private Limited	Subsidiary of Fellow Subsidiary Company	0.77	100.65
	Bhanu Infrabuild Private Limited	Subsidiary of Fellow Subsidiary Company	70.21	0.60
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate of holding company	-	0.02
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	1.14	570.00
	Buildwell Builders Private Limited		-	750.00
14	Advance Paid			
	Omaxe Limited	Holding Company	15,086.90	21,828.44
	Atulah Contractors and Constructions Private Limited	Fellow Subsidiary	3.16	0.56
	Hartal Builders and Developers Private Limited	Fellow Subsidiary	7.00	62.63
	Jagdamba Contractors and Builders Limited	Fellow Subsidiary	-	3.79
	Omaxe Forest Spa and Hills Developers Limited	Fellow Subsidiary	6.89	0.08
	Omaxe Buildhome Limited	Fellow Subsidiary	-	3.30
	Omaxe Buildwell Limited	Fellow Subsidiary	-	0.97
	Omaxe Garv Buildtech Private Limited	Fellow Subsidiary	0.07	0.18
	Omaxe Heritage Private Limited	Fellow Subsidiary	-	22.99
	Omaxe New Chandigarh Developers Private Limited	Fellow Subsidiary	15.14	3.27
	Worldstreet Sports Center Limited	Fellow Subsidiary	32.87	-
	Ludhiana Wholesale Market Private Limited	Fellow Subsidiary	0.03	-
	Bhanu Infrabuild Private Limited	Subsidiary of Fellow Subsidiary Company	70.21	0.60
	Omaxe India Trade Centre Private Limited	Subsidiary of Fellow Subsidiary Company	0.77	100.65
	Omaxe Be Together Ghaziabad Busport Private Limited	Subsidiary of Fellow Subsidiary Company	0.02	-
	S N Realtors Private Limited	Subsidiary of Fellow Subsidiary Company	4.61	-
	FBD Real Grow Private Limited	Fellow Subsidiary	871.57	977.53
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	571.14	-
15	Security deposit given			
	Omaxe Pancham Realcon Private Limited	Fellow Subsidiary	-	3,300.00
16	Security deposit received back			
	Omaxe Pancham Realcon Private Limited	Fellow Subsidiary	3,300.00	-
(D) CLOSING BALANCES				
S.N	Particular	Relationship	As at March 31, 2025	As at March 31, 2024
1	Trade receivable			
	Omaxe Heritage Private Limited	Fellow Subsidiary	64.80	-
2	Advances recoverable			
	Omaxe Limited	Holding Company	15,286.05	8,938.61
	Omaxe Garv Buildtech Private Limited	Fellow Subsidiary	6,712.77	6,712.31
	Omaxe Forest Spa And Hills Developers Limited	Fellow Subsidiary	0.44	-
	S N Realtors Private Limited	Subsidiary of Fellow Subsidiary Company	4.61	-
3	Advances/balance outstanding			
	Omaxe Heritage Private Limited	Fellow Subsidiary	-	0.20
	FBD Real Grow Private Limited	Fellow Subsidiary	525.27	727.62
	Omaxe Be Together Ghaziabad Busport Private Limited	Associate of holding company	-	0.02
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	570.00
	Buildwell Builders Private Limited		750.00	750.00
4	Bank guarantees			
	Omaxe Limited	Holding Company	1.80	1,080.09
5	Royalty payable			
	Rohtas Goel	Key Managerial Personnel	10.80	10.80
6	Commitment charges payable			
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	7.70
	Buildwell Builders Private Limited		30.38	10.13
7	Borrowings Compulsorily Convertible Debentures			
	Omaxe Limited	Holding Company	3,240.00	3,240.00
8	Security deposit receivables			
	Omaxe Pancham Realcon Private Limited	Fellow Subsidiary	-	3,300.00
9	Corporate guarantees (Amount outstanding in respect of corporate guarantees given along with related parties on account of loan availed by subsidiary companies)			
	Omaxe Heritage Private Limited	Fellow Subsidiary	15,442.01	33,132.19
	Omaxe Limited	Holding Company	-	3,342.37



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Note 52: GROUP INFORMATION

Information about subsidiaries/entity consolidated

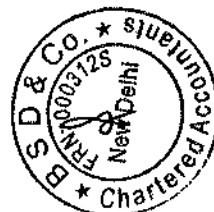
The consolidated financial statements of the Group include entities listed in the table below :

S. No.	Name of Entity	Country of Incorporation	Proportion (%) of Equity Interest	
			Year ended 31 March 2025	Year Ended 31 March 2024
A	Subsidiaries of Omaxe World Street Private Limited			
1	Anveshan Builders Private Limited	India	100.00	100.00
2	Adesh Realcon Private Limited	India	100.00	100.00
3	Navadip Developers Private Limited	India	100.00	100.00
4	Abhas Realcon Private Limited	India	100.00	100.00
5	Salvatore Infra Buildtech Limited (w.e.f. 18-03-2023)	India	100.00	100.00

Note 53: Additional information, as required under Schedule III of the Companies Act, 2013, of the enterprises consolidated as subsidiaries / entities consolidated:

S.No.	Name of the entity in the group	Net Assets (Total Assets- Total Liabilities)		Share in profit or (loss)		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	(Rupees in Lakhs)	As % of consolidated profit or loss	(Rupees in Lakhs)	As % of consolidated other comprehensive Income	(Rupees in Lakhs)	As % of consolidated comprehensive Income	(Rupees in Lakhs)
	Parent								
	Omaxe World Street Private Limited	100.40	(15,992.04)	100.60	(9,801.31)	124.85	36.12	100.53	(9,765.19)
	Subsidiaries-Indian								
1	Anveshan Builders Private Limited	0.01	(1.74)	0.00	(0.41)	-	-	0.00	(0.41)
2	Adesh Realcon Private Limited	(0.07)	11.49	(0.52)	50.64	-	-	(0.52)	50.64
3	Navadip Developers Private Limited	(0.00)	0.22	0.00	(0.03)	-	-	0.00	(0.03)
4	Abhas Realcon Private Limited	(0.20)	31.88	0.00	(0.40)	-	-	0.00	(0.40)
5	Salvatore Infra Buildtech Limited (w.e.f. 18-03-2023)	(0.14)	22.36	(0.09)	8.91	(24.85)	(7.19)	(0.02)	1.72

8 April 2025



Note 54. 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 Group.

Note 55. No funds have been advanced/loaned/invested (from borrowed fund or from share premium or from any other sources/kind of fund) by the Group 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 Group (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 Group from any person(s) or entity(ies), including foreign entities (funding Parties), with the understanding (whether recorded in writing or otherwise) that the Group 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 55. Advance against goods & services and security deposit given, takes substantial period of time to conclude. These advances/ security deposit given, in the opinion of the management are in accordance with normal trade of practice in real estate business and are not loans or advances in the nature of loan, hence classified accordingly.

Note 56. The Indian parliament has approved the Code of Social Security, 2020 which would impact the contribution by the Group towards provident fund and gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020. The Group will assess the impact and its evaluation once the subject rules are notified. The Group will give appropriate impact in its financial statement in the period in which, the code become effective and the related rules to determine the financial impact are published.

Note 57. Additional regulatory information required by Schedule-III of Companies Act 2013

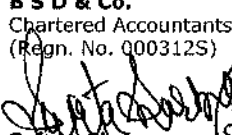
- i) Relationship with struck off companies: The Group do not have any relationship with companies struck off under section 248 of Companies Act 2013 or Section 560 of Companies Act 1956.
- ii) Details of Benami Property: No proceeding have been initiated or are pending against the Group for holding any Benami property under Benami Transaction (Prohibition) Act 1988 and the Rules made thereunder.
- iii) Compliance with numbers of layer of Companies: The Group has complied with the number of layers prescribed under Companies Act 2013.
- iv) Compliance with approved Scheme of Arrangement: The Group 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 Group has not traded or invested in crypto currency or virtual currency during the current or previous year.

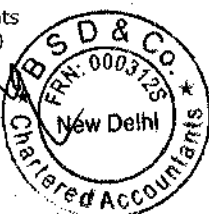
Note 58. Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures.

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

As per our audit report of even date attached
For and on behalf of

B S D & Co.
Chartered Accountants
(Regn. No. 000312S)


Sujata Sharma
Partner
M.No. 087919



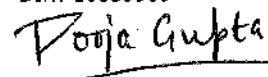
Place: New Delhi
Date: 27 May, 2025

For and on behalf of Board of Directors


Pavan Agarwal
Director
DIN: 02295157


Soumya Brahma
Chief Financial Officer


Anshul Singla
Director
DIN: 10059909


Pooja Gupta
Company Secretary
M. No. A71135

Annexure-A
(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement of Salient features of financial statements of subsidiary companies

Sl. No.	Name of Subsidiary	The date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries	Share capital	Reserves & surplus	Total assets	Total Liabilities (Non Current Liability)	Investments	Turnover (including other income)	Profit/ (loss) before taxation	Provision for taxation	Profit/ (loss) after taxation	Proposed Dividend	% of shareholding
1	Abhas Realcon Private Limited	10 November 2010	31 March 2025	INR	1.00	31.70	985.85	953.16	-	0.10	(0.40)	-	(0.40)	-	100.00
2	Adesh Realcon Private Limited	10 November 2010	31 March 2025	INR	1.00	11.30	1,803.22	1,790.92	-	428.52	67.67	17.03	50.64	-	100.00
3	Anveshan Builders Private Limited	10 November 2010	31 March 2025	INR	1.00	(1.92)	299.56	300.48	-	0.01	(0.41)	-	(0.41)	-	100.00
4	Navadip Developers Private Limited	10 November 2010	31 March 2025	INR	1.00	(0.03)	1.18	0.20	-	0.29	(0.03)	-	(0.03)	-	100.00
5	Salvatore Infra Buildtech Limited	18 March 2023	31 March 2025	INR	200.00	18.17	1,296.84	1,078.67	-	403.86	12.43	3.51	8.91	-	100.00

For and on behalf of board of directors

Pavan Agarwal
Pavan Agarwal
Director
DIN: 02295157

Anshul Singla
Anshul Singla
Director
DIN: 10059909



Place: New Delhi
Date: 27 May, 2025

Soumya Brahma
Soumya Brahma
Chief Financial Officer

Pooja Gupta
Pooja Gupta
Company Secretary
M. No. A71135