OMAXE
Turning dreams into reality

OL/SE/933/SEP 2026-27 **September 01, 2026**

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400001	**National Stock Exchange of India Limited** Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Security Code: 532880	Symbol: OMAXE

Subject: 37th Annual General Meeting (AGM) of the shareholders of Omaxe Limited ("the Company")

Ref: Disclosure under Regulation 34 and other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Dear Sir/Madam,

We wish to inform you that pursuant to the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in accordance with the applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and the Securities and Exchange Board of India ("SEBI"), if any, the 37th Annual General Meeting of the equity shareholders ("Members") of Omaxe Limited (the "Company") will be held on **Friday, September 25, 2026 at 12:00 Noon** (IST) through Video Conferencing/Other Audio Visual Means, without the physical presence of Members at a common venue ("AGM").

We enclose herewith the Notice convening 37th AGM and Annual Report for the Financial Year 2025-26. The said documents are also uploaded on the website of the Company i.e. www.omaxe.com under investor section.

Further, please note that the Notice of AGM and Annual Report for the financial year 2025-26 are being sent today, through e-mail, to all Members/shareholders, holding equity shares of the Company as on August 28, 2026 and whose email IDs are registered with the Company/Company's Registrar to an Issue and Share Transfer Agent i.e. MUFG Intime India Private Limited/ Depositories, in compliance with applicable circulars issued by MCA and SEBI, if any.

The Cut-off date for the purpose of determining the Members, who shall be eligible to vote on the resolutions set out in the Notice of the 37th AGM and to attend the said AGM, is Friday, September 18, 2026 and the voting rights of the Members shall be in proportion to their shareholding as on Cut-off date i.e. September 18, 2026 in the paid up equity share capital of Company.

You are requested to take the same on your records.

Thanking You,

For Omaxe Limited

For Omaxe Limited
(Company Secretary)

D B R SRIKANTA

Digitally signed by D B R SRIKANTA
Date: 2026.09.01 18:37:54 +05'30'

D B R Srikanta
Company Secretary & Compliance Officer

Encl.: As above

OMAXE
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OMAXE LIMITED

Registered Office: 19B, First Floor, Omaxe Celebration
Mall,Sohna Road, Gurugram, Haryana-122001
CIN: L74899HR1989PLC051918; Telephone No. 011-41893100
Website: www.omaxe.com; **E-mail Id:** secretarial_1@omaxe.com

NOTICE OF 37TH ANNUAL GENERAL MEETING

NOTICE is hereby given that the 37th Annual General Meeting ("**AGM**") of the Members of Omaxe Limited will be held on Friday, September 25, 2026 at 12:00 Noon through Video Conferencing ("**VC**") or Other Audio Visual Means ("**OAVM**") to seek the consent of the shareholders of the Company ("**Members**"), on the business items herein below:

ORDINARY BUSINESS:

1. To consider and adopt the Audited (Standalone and Consolidated) Financial Statements of the Company for the financial year ended on March 31, 2026, together with the Reports of the Board of Directors and the Auditor's reports thereon.

2. To appoint a director in place of Mr. Vinit Goyal (DIN: 03575020), Director of the Company, who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESS:

3. **CONFIRMATION/ RATIFICATION OF REMUNERATION OF M/S S.K. BHATT & ASSOCIATES, COST ACCOUNTANTS, COST AUDITORS OF THE COMPANY FOR THE FINANCIAL YEAR ENDING ON MARCH 31, 2027**

   To consider and if thought fit, to pass, with or without modification(s), the following resolution as an **Ordinary Resolution:**

   "RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014 [including any statutory amendment(s), modification(s) or re-enactment(s) thereof, for the time being in force] and at the recommendation of Audit Committee, the remuneration of M/s S.K. Bhatt & Associates, Cost Accountants (Firm Registration No.: 000312), appointed as Cost Auditors by the Board of Directors to conduct the audit of the cost records of the Company for the financial year ending on March 31, 2027, amounting upto Rs. 2,00,000/- (Rupees Two Lakh Only) plus reimbursement of out-of-pocket expenses along with applicable taxes, be and is hereby ratified and confirmed.

   RESOLVED FURTHER THAT the Board of the Company (which expression shall include a committee thereof) be and is hereby authorized to do all such acts, deeds and things, and to enter into such agreement(s) including any amendment(s) thereof or any such document(s), as the Board may, in its absolute discretion, consider necessary, expedient or desirable in order to give effect to this resolution or as otherwise considered by the Board to be in the best interest of the Company, as it may deem fit."

4. **PAYMENT OF REMUNERATION TO MR. ROHTAAS GOEL (DIN: 00003735), CHAIRMAN & NON-EXECUTIVE DIRECTOR OF THE COMPANY FOR THE FINANCIAL YEAR 2026-27, WHICH MAY EXCEED 50% OF THE TOTAL ANNUAL REMUNERATION PAYABLE TO ALL OTHER NON-EXECUTIVE DIRECTORS OF THE COMPANY**

   To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution:**

   "**RESOLVED THAT** pursuant to the provisions of Regulation 17(6)(ca) and other applicable provisions of the

SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and applicable provisions of the Companies Act, 2013, if any, and the Rules framed thereunder, as amended from time to time, and in accordance with Articles of Association and "Policy on Appointment and Remuneration of Director, KMPs and SMPs" of the Company, and at the recommendation of the Nomination & Remuneration Committee and Board of Directors, the consent of the Members of the Company be and is hereby accorded to pay a remuneration, as set out in the statement annexed to this notice, to Mr. Rohtaas Goel (DIN: 00003735), in the capacity of Chairman & Non-Executive Director of the Company, which may exceed 50% of total remuneration payable to all other Non-Executive Directors for the financial year 2026-27.

RESOLVED FURTHER THAT any of the Executive Directors and/or the Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be deemed necessary or desirable to give effect to this resolution."

By order of the Board
Omaxe Limited

Date: August 12, 2026
Place: New Delhi
Regd. Office: 19B, First Floor, Omaxe Celebration Mall, Sohna Road,Gurugram, Haryana -122001

Sd/-
D B R Srikanta
Company Secretary & Compliance Officer
(M. No. F3992)

NOTES:

1. The statement pursuant to Section 102 of the Companies Act, 2013 read with of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ["SEBI (LODR) Regulations, 2015"], and Secretarial Standard on General Meetings, setting out material facts concerning the special businesses under Item Nos. 3 & 4 are annexed hereto and forms part of this Notice. The relevant details as required under Regulation 36(3)of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 & Secretarial Standard-2 of the person seeking re-appointment as Director are also annexed herewith as Annexure A to this Notice.

2. The Ministry of Corporate Affairs ('MCA') vide General Circular No. 03/2025 dated September 22, 2025, read with General Circular No. 9/2024 dated 19 September 2024, General Circular No. 9/2023 dated 25 September 2023, General Circular No. 10/2022 dated 28 December 2022, General Circular No. 2/2022 dated 5 May 2022, General Circular No. 2/2021 dated 13 January 2021, General Circular No. 20/2020 dated 5 May 2020, General Circular No. 17/2020 dated 13 April 2020 and General Circular No. 14/2020 dated 8 April 2020 (collectively referred to as 'MCA Circulars') permitted holding of the Annual General Meeting ('AGM') through Video Conferencing ('VC') or Other Audio Visual Means ('OAVM'), without the physical presence of the members at a common venue. Accordingly, in compliance with the provisions of the Companies Act, 2013 (the 'Act'), SEBI (LODR) Regulations, 2015 and MCA Circulars, the AGM of the Company will be held through VC/ OAVM. The deemed venue of the AGM shall be the Registered Office of the Company.

   The Company has made arrangements through M/s. MUFG Intime India Private Limited **("MUFG"),** the Registrar and Share Transfer Agent (RTA) of the Company, to provide Video Conferencing (VC) / Other Audio-Visual Means (OAVM) facility for the 37th AGM and for conducting of the AGM through VC/OAVM, including remote e-voting/e-voting facility.

3. **PURSUANT TO THE PROVISIONS OF SECTION 105 THE COMPANIES ACT, 2013, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLEDTO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/ HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. HOWEVER, SINCE THIS AGM IS BEING HELD PURSUANT TO THE APPLICABLE MCA CIRCULARS AS MENTIONED HEREINABOVE, THROUGH VC/ OAVM, PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. ACCORDINGLY, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERSWILL NOT BE AVAILABLE FOR THE AGM AND HENCE THE PROXY FORM AND ATTENDANCE SLIP INCLUDING ROUTE MAP ARE NOT ANNEXED TO THISAGM NOTICE.**

4. Pursuant to the provisions of Section 152 of the Companies Act, 2013 ("Act"), Mr. Vinit Goyal (DIN: 03575020), Director of the Company, is liable to retire by rotation at this Annual General Meeting, and being eligible, offered himself for re-appointment as Director. The Board of Directors has recommended his re-appointment. Mr. Vinit Goyal is neither disqualified from being appointed as a Director in terms of Section 164 of the Act, nor debarred from holding the office of a Director by virtue of any order passed by the SEBI or any other authority. Except Mr. Vinit Goyal, none of the Directors/ Key Managerial Personnel of the Company/ their relatives are, in any way, concerned or interested, financially or otherwise, in the Ordinary Business set-out under Item No. 2 of the Notice.

5. The details of Directors seeking re-appointment, in terms of Regulation 36(3) of the SEBI (LODR) Regulations, 2015 and the Act (including Secretarial Standard on General Meetings), are given in the Corporate Governance Report and annexed hereto and form part of this Notice.

6. Pursuant to Sections 112 and Section 113 of the Companies Act, 2013, Institutional/ Corporate Members (i.e. other than individuals / HUF, NRI, etc.) are required to send a scanned copy (PDF/JPG Format) of its Board or governing body resolution/ authorization etc., authorizing its representative to attend the AGM throughVC/ OAVM on its behalf and to vote through remote e-voting. The said resolution/ authorization shall be sent by email through its registered email address to secretarial_1@omaxe.com with a copy marked to enotices@in.mpms.mufg.com.

7. In case of joint holders, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote through e-voting during the AGM.

8. In accordance with the aforesaid MCA Circulars and in compliance with the provisions of the Act and the SEBI (LODR)

Regulations, 2015, the Notice of AGM along with the Annual Report for financial year 2025-26, comprised of the financial statements, including report of Board of Directors, Auditor's reports or other documents/information, are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depositories/ Depository Participants (DP). Further, pursuant to the Regulation 36(1)(b) of the SEBI (LODR) Regulations,2015 a letter containing the web-link, and the exact path, where complete details of the Annual Report are available, is being sent to all such shareholders who have not registered their e-mail ID with the Company/ RTA/depository participants.

In case any member is desirous of obtaining hard copy of the Annual Report for the financial year 2025-26, he/she may send request to the Company's email id at secretarial_1@omaxe.com mentioning their Folio No./DP ID and Client ID. Members may note that the Notice of 37th AGM and Annual Report for Financial Year 2025-26 are available on the Company's website at https://www.omaxe.com/investor and websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively.

9. Rule 18 of the Companies (Management and Administration) Rules, 2014 requires a company to provide advance opportunity at least once in a Financial Year to the Members to register his/her e-mail Ids and any changes therein. In accordance with the said requirements, we request the Members who do not have their e-mail Ids registered, get the same registered with their DP or RTA of the Company. Further, in order to receive faster communication and to enable the Company to serve the members better and to promote green initiatives, the members are requested to provide/ update their e-mail ID with their respective DPs or e-mail at investor.helpdesk@in.mpms.mufg.com / enotices@in.mpms.mufg.com to get the Annual Report and other documents/ communication on their e-mail ID. Members holding equity shares in physical mode are requested to intimate their e-mail ID to the RTA/ Company, either by e-mail at investor.helpdesk@in.mpms.mufg.com / enotices@in.mpms.mufg.com or secretarial_1@omaxe.com or by sending a communication at Registered Office/ Corporate Office of the Company.

10. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Companies Act, 2013 and the Register of Contracts or Arrangements in which the Directors are interested, maintained under Section 189 of the Act, and all documents referred to in the Notice, are available for inspection by the Members electronically from the date ofcirculation of this Notice up to the date of this 37th AGM and during the AGM. Members who wish to inspect the documents, may send their request through an email at secretarial_1@omaxe.com.

11. Members desiring any information regarding financial statements are requested to write to the Company at secretarial_1@omaxe.com at an early date to enable the management to keep the information ready.

12. In terms of SEBI (LODR) Regulations, 2015 and several notifications in this regard, the transfer of securities would be carried out only in dematerialized form. Accordingly, requests for effecting transfer of physical securities cannot be processed unless the securities are held in dematerialized form with any DP. Therefore, RTA and the Company have not been accepting any request for transfer of equity shares in physical mode. Further, SEBI vide its Master Circular No. HO/38/13/(4)2026-MIRSD-POD/I/4298/2026 dated 06 February 2026, issued operational guidelines for processing requests for (i) Transmission; (ii) Transposition; (iii) Issue of duplicate securities certificate; (iv) Claim from Unclaimed Suspense Account; (v) Renewal/ Exchange of securities certificate; (vi) Endorsement; (vii) Sub-division/ Splitting of securities certificate; and (viii) Consolidation of securities certificates/ folios of securities would be carried out in dematerialized form only. Accordingly, requests for effecting the above-mentioned dealings in respect of physical securities will be carried out in accordance with the afore-stated SEBI Master Circular. Members can contact the Company or Company's RTA i.e. MUFG, for assistance in this regard.

    However, notwithstanding anything to the contrary herein contained, SEBI vide its Circular No. SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026, has granted one more opportunity for re-lodgment of transfer requests till February 04, 2027, to the members who had lodged their transfer deeds of physical shares prior to April 1, 2019, and which were rejected/returned/not attended due to deficiency in the documents/process or otherwise. The details of the same are available at the website of the Company at https://www.omaxe.com/investor/investor-corner.

13. In accordance with the provisions of Section 72 of the Act and SEBI Circulars, the facility for nomination is available for the Members of the Company in respect of the equity shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. If a Member desires to opt out or cancel the earlier nomination and record a fresh nomination, they may submit the same in Form No. ISR-3 or Form No.

SH-13, as applicable. The said forms are available on the Company's website at www.omaxe.com. Members are requested to submit the said details to their respective DPs, in case the equity shares are held by them in dematerialized form and to the Company/ RTA, in case the equity shares are held by them in physical mode.

14. Members holding equity shares in demat form are requested to provide their PAN, Bank details and intimate changes, if any, pertaining to their name, postal address, e-mail ID, telephone and mobile number, nomination, power of attorney, bank details (Bank account number, Bank and Branch Name and address, IFSC, MICR code) to their respective Depository Participants ('DPs'). Changes intimated to the DPs will automatically be reflected in the Company's record, which will help the Company and RTA to provide efficient and better services.

    As per Circulars issued by SEBI from time to time, it is mandatory for the Shareholders holding equity shares in physical mode to furnish their PAN, Choice of Nomination, Contact details including Mobile number, Bank account details and Specimen signature before getting any investor service request processed.

    Further, with effect from 1 April 2024, dividend to Shareholders (holding equity shares in physical mode), shall be paid only through electronic mode. Such payment shall be made only after furnishing the PAN, Choice of Nomination, Contact details including Mobile number, Bank account details and Specimen signature. Members may refer to the FAQs provided by SEBI on its website at https://www.sebi.gov.in/sebi_data/faqfiles/jan2024/1704433843359.pdf.

15. Members holding equity shares in physical mode, in identical order of names, in more than one folio are requested to send to the Company or RTA, the details of such folios together with the share certificates and requisite KYC documents for consolidating their holdings in one folio. Request for consolidation of holdings shall be processed in dematerialised form only.

16. Members holding shares in Electronic/Demat form or in physical mode are requested to quote their DPID & Client ID or Folio details, respectively, in all correspondences, including the dividend related matters to the RTA i.e. MUFG or the Secretarial Department of the Company.

17. Members who would like to express their views or ask questions may register themselves as a speaker by sending the request along with their queries in advance mentioning their name, demat account number / folio number, e-mail id and mobile number at secretarial_1@omaxe.com . Only those speaker registration requests received till 05:00 p.m. (IST) on Tuesday, September 22, 2026 shall be considered and allowed as speakers during the AGM. The Company reserves the right to restrict the number of questions and speakers, as appropriate for smooth conduct of the AGM.

18. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.

19. Pursuant to Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended for time being in force and Regulation 44 of the SEBI LODR and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, the Company is pleased to provide the facility of remote e-voting to all the members. The complete instructions on e-voting facility provided by the Company are mentioned in the notes to this Notice at point No. 26 & 27, explaining the process of e-voting with necessary user id and password. Members present in meeting through video conferencing facility and did not cast their vote on resolutions through remote e-voting, shall be allowed to vote through e-voting system during the meeting.

20. Members of the Company are requested to note that as per the provisions of Section 124 of the Companies Act, 2013, dividends not en-cashed/ claimed by the Members of the Company, within a period of 7 (seven) years from the date of declaration of dividend, shall be transferred to the Investor Education and Protection Fund (IEPF) by the Company. Accordingly, during FY 2025-26, unclaimed dividend aggregating to Rs. 2,08,660/- and corresponding 28,145 equity shares, pertaining to unclaimed dividend for the financial year 2017-18, were transferred to the Investor Education and Protection Fund (IEPF) Authority, after giving due notice to the Members of the Company. The Members, whose unclaimed dividend/shares have been transferred to IEPF, may claim the same by making an online application to the IEPF Authority in web Form No. IEPF-5 available on www.iepf.gov.in.

    Members/claimants whose shares and/or unclaimed dividend have been transferred to the Fund, may claim the shares or apply for refund by making an application to IEPF Authority in Form No. IEPF-5 (available on www.iepf.gov.in) along with requisite fees as decided by the Authority from time to time. Members/claimants can file only one consolidated claim in a Financial Year as per IEPF Rules. The Company and IEPF Authority shall deal with the application in the manner provided in IEPF Rules.

It is in the Members' interest to claim any un-cashed dividends and for future, opt for Electronic Clearing Service, so that dividends paid by the Company are credited to the Members account on time. The details of the unclaimed dividends are available on the Company's website at www.omaxe.com/investor and IEPF Authority's website at www.iepf.gov.in.

The Members are strongly encouraged to update their PAN, nomination details, contact information (postal address, mobile number), bank account details, and specimen signatures with either the Company or its RTA i.e. MUFG. Since dividends are paid exclusively via electronic transfer, Members with unpaid or unclaimed dividends will receive their funds only after providing the required information and documents. Members holding shares in physical form are requested to complete their KYC updates accordingly. For any issues related to unclaimed/unpaid dividends, KYC updates, or bank detail updates, shareholders are requested to contact the RTA of the Company at: Noble Heights, 1st Floor, Plot Nh 2, C-1 Block LSC, Near Savitri Market, Janakpuri, New Delhi 110058 Tel: 011-49411000 Email: investor.helpdesk@in.mpms.mufg.com. Members may also reach out to the Company at secretarial_1@omaxe.com for additional support. More details are available at: https://www.omaxe.com/investor/investor-corner.

21. Non-Resident Indian Members are requested to inform the RTA and their relevant DP's immediately of change in their residential status on return to India for permanent settlement. Particulars of their bank account maintained in India with complete name, branch, account type, account number and address of the bank with pin code number, if not furnished earlier.

22. SEBI vide Master Circular No. SEBI/HO/OIAE/OIAE_IAD-3/P/CIR/2023/195 dated 31 July 2023 (updated on 28 December 2023), had formulated SOPs for dispute resolution under the Stock Exchange arbitration mechanism for disputes between the Company/ Registrars to an Issue and Share Transfer Agents and Company's Shareholder(s)/ Investor(s). The Shareholders may initiate Arbitration Mechanism, post exhausting all actions for resolution of complaints including through SCORES 2.O Portal, by filing the Arbitration reference with the Stock Exchange where the initial complaint has been addressed. After exhausting all the options available for resolution of the grievances, if the Shareholders are not satisfied with the outcome, they can initiate dispute resolution through the ODR Portal at https://smartodr.in/login.

23. The Company has fixed Friday, September 18, 2026 as Cut-off date for determining the eligibility of Members entitled to vote at the ensuing AGM. The remote e-voting shall remain open for a period of 3 consecutive days commencing from 9.00 a.m. (IST) on Tuesday, September 22, 2026 up to 5.00 p.m. (IST) on Thursday, September 24, 2026 (both days inclusive). A person whose name is recorded in the Register of Members of the Company or in the list of beneficial owners, maintained by the Depositories as on the cut-off date i.e. Friday, September 18, 2026, shall only be entitled to avail the facility of remote e-voting/ e-voting during the AGM.

24. The voting rights of the shareholders shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date i.e. Friday, September 18, 2026. A person who is not a member as on the cut-off date should treat this Notice for information purpose only.

25. The Board of Directors has appointed M/s Sandeep and Associates, Company Secretaries, as the Scrutinizer to scrutinize the voting at the meeting and remote e-voting process in a fair and transparent manner. The results declared along with scrutinizer's report shall be placed on the company's website i.e. www.omaxe.com and on the websites of Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively and shall be displayed at the registered office of the Company.

26. Members may join the 37th AGM through VC/OAVM facility by following the procedure as mentioned below which shall be kept open for the Members from 11:45 a.m. (IST) i.e. 15 minutes before the time scheduled to start the 37th AGM and the Companymay close the window for joining the VC/OAVM Facility 15 minutes after the scheduled time to start the 37th AGM. The instructions and other information relating to remote e-voting, participation in the AGM through VC/OAVM and e-voting duringthe 37th AGM are integral part of this Notice.

27. **<u>Remote e-Voting Instructions for shareholders:</u>**

In terms of SEBI circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants.

<u>Shareholders are advised to update their mobile number and email Id correctly in their demat accounts to access remote e-Voting facility.</u>

Login method for Individual shareholders holding securities in demat mode:

<u>INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE WITH NSDL</u>

METHOD 1 - NSDL OTP based login

a) Visit URL: https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp
b) Enter your 8 - character DP ID, 8 - digit Client Id, PAN, Verification code and generate OTP.
c) Enter the OTP received on your registered email ID/ mobile number and click on login.
d) Post successful authentication, you will be re-directed to NSDL depository website wherein you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services.
e) Click on “MUFG InTime” or “evoting link displayed alongside Company’s Name” and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

METHOD 2 - NSDL IDeAS facility

<u>Shareholders registered for IDeAS facility:</u>

a) Visit URL: https://eservices.nsdl.com and click on “Beneficial Owner” icon under “IDeAS Login Section”.
b) Enter IDeAS User ID, Password, Verification code & click on “Log-in”.
c) Post successful authentication, you will be able to see e-Voting services under Value added services section. Click on “Access to e-Voting” under e-Voting services.
d) Click on “MUFG InTime” or “evoting link displayed alongside Company’s Name” and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

<u>Shareholders not registered for IDeAS facility:</u>

a) To register, visit URL: https://eservices.nsdl.com and select “Register Online for IDeAS Portal” or click on https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp
b) Enter 8-character DP ID, 8-digit Client ID, Mobile no, Verification code & click on “Submit”.
c) Enter the last 4 digits of your bank account / generate ‘OTP’
d) Post successful registration, user will be provided with Login ID and password.
e) Follow steps given above in points (a-d).

Shareholders/ Members can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for seamless voting experience.

Google Play
App Store

METHOD 3 - NSDL e-voting website

a) Visit URL: https://www.evoting.nsdl.com
b) Click on the “Login” tab available under ‘Shareholder/Member’ section.
c) Enter User ID (i.e., your 16-digit demat account no. held with NSDL), Password/OTP and a Verification Code as shown on the screen & click on “Login”.

d) Post successful authentication, you will be re-directed to NSDL depository website wherein you will be able to see e-Voting services under Value added services. Click on "Access to e-Voting" under e-Voting services.
e) Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE WITH CDSL

METHOD 1 - CDSL e-voting page

a) Visit URL: https://www.cdslindia.com.
b) Go to e-voting tab.
c) Enter 16-digit Demat Account Number (BO ID) and PAN No. and click on "Submit".
d) System will authenticate the user by sending OTP on registered Mobile and Email as recorded in Demat Account
e) Post successful authentication, user will be able to see e-voting option. The evoting option will have links of e-voting service providers i.e., MUFG InTime. Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

METHOD 2 - CDSL Easi/ Easiest facility:

Shareholders registered for Easi/ Easiest facility:

a) Visit URL: https://web.cdslindia.com/myeasitoken/Home/Login or Visit URL: www.cdslindia.com, click on "Login" and select "My Easi New (Token)".
b) Enter existing username, Password & click on "Login".
c) Post successful authentication, user will be able to see e-voting option. The evoting option will have links of e-voting service providers i.e., MUFG InTime. Click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

Shareholders not registered for Easi/ Easiest facility:

a) To register, visit URL: https://web.cdslindia.com/myeasitoken/Home/EasiRegistration / https://web.cdslindia.com/myeasitoken/Home/EasiestRegistration.
b) Proceed with updating the required fields for registration.
c) Post successful registration, user will be provided username and password on the registered email id. Follow steps given above in points (a-c).

INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE WITH DEPOSITORY PARTICIPANT

Individual shareholders can also login using the login credentials of your demat account through your depository participant registered with NSDL / CDSL for e-voting facility.

a) Login to DP website
b) After Successful login, user shall navigate through "e-voting" option.
c) Click on e-voting option, user will be redirected to NSDL / CDSL Depository website after successful authentication, wherein user can see e-voting feature.
d) Post successful authentication, click on "MUFG InTime" or "evoting link displayed alongside Company's Name" and you will be redirected to InstaVote website for casting the vote during the remote e-voting period.

LOGIN METHOD FOR SHAREHOLDERS HOLDING SECURITIES IN PHYSICAL MODE / NON-INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE

Shareholders holding shares in physical mode / Non-Individual Shareholders holding securities in demat mode as on the cut-off date for e-voting may register and vote on InstaVote as under:

STEP 1: LOGIN / SIGNUP on InstaVote

Shareholders registered for INSTAVOTE facility:

a) Visit URL: https://instavote.linkintime.co.in & click on **"Login"** under 'SHARE HOLDER' tab.
b) Enter details as under:
   1. User ID: Enter User ID
   2. Password: Enter existing Password
   3. Enter Image Verification (CAPTCHA) Code
   4. Click "Submit".

   (Home page of e-voting will open. Follow the process given under "Steps to cast vote for Resolutions")

InstaVote USER ID		
	NSDL	User ID is 8 Character DP ID followed by 8 Digit Client ID (e.g.IN123456) and 8 digit Client ID (eg.12345678).
	CDSL	User ID is 16 Digit Beneficiary ID.
	Shares held in physical form	User ID is Event No + Folio no. registered with the Company

Shareholders not registered for INSTAVOTE facility:

a) Visit URL: https://instavote.linkintime.co.in & click on **"Sign Up"** under 'SHARE HOLDER' tab & register with details as under:
   1. User ID: Enter User ID
   2. PAN: Enter your 10-digit Permanent Account Number (PAN) (Shareholders who have not updated their PAN with the Depository Participant (DP)/ Company shall use the sequence number provided to you, if applicable.
   3. DOB/DOI: Enter the Date of Birth (DOB) / Date of Incorporation (DOI) (As recorded with your DP/Company - in DD/MM/YYYY format)
   4. Bank Account Number: Enter your Bank Account Number (last four digits), as recorded with your DP/Company.
      - Shareholders, holding shares in **NSDL form**, shall provide 'point 4' above.
      - Shareholders, holding shares in **CDSL form**, shall provide 'point 3' or 'point 4' above.
      - Shareholders, holding shares in **physical form** but have not recorded 'point 3' and 'point 4', shall provide their Folio number in 'point 4' above
   5. Set the password of your choice.

   (The password should contain minimum 8 characters, at least one special Character (!#$&*), at least one numeral, at least one alphabet and at least one capital letter).

   6. Enter Image Verification (CAPTCHA) Code.
   7. Click "Submit" (You have now registered on InstaVote).

   Post successful registration, click on **"Login"** under 'SHARE HOLDER' tab & follow steps given above in points (a-b).

InstaVote USER ID		
	NSDL	User ID is 8 Character DP ID followed by 8 Digit Client ID (e.g.IN123456) and 8 digit Client ID (eg.12345678).
	CDSL	User ID is 16 Digit Beneficiary ID.
	Shares held in physical form	User ID is Event No + Folio no. registered with the Company

STEP 2: Steps to cast vote for Resolutions through InstaVote

A. Post successful authentication and redirection to InstaVote inbox page, you will be able to see the "Notification for e-voting".
B. Select 'View' icon. E-voting page will appear.
C. Refer the Resolution description and cast your vote by selecting your desired option 'Favour / Against' (If you wish to view the entire Resolution details, click on the 'View Resolution' file link).
D. After selecting the desired option i.e. Favour / Against, click on 'Submit'.
E. A confirmation box will be displayed. If you wish to confirm your vote, click on 'Yes', else to change your vote, click on 'No' and accordingly modify your vote.

NOTE: Shareholders may click on "Vote as per Proxy Advisor's Recommendation" option and view proxy advisor recommendations for each resolution before casting vote. "Vote as per Proxy Advisor's Recommendation" option provides access to expert insights during the e-Voting process. Shareholders may modify their vote before final submission.

Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently.

Non-Individual Body corporate shareholders shall send a scanned copy of the board resolution authorising its representative to vote, to the scrutinizer at registered email address with a copy marked to RTA at enotices@in.mpms.mufg.com and the company at registered email address.

GUIDELINES FOR INSTITUTIONAL SHAREHOLDERS ("CUSTODIAN / CORPORATE BODY/ MUTUAL FUND")

STEP 1 – Custodian / Corporate Body/ Mutual Fund Registration

A. Visit URL: https://instavote.linkintime.co.in
B. Click on "Sign Up" under "Custodian / Corporate Body/ Mutual Fund"
C. Fill up your entity details and submit the form.
D. A declaration form and organization ID is generated and sent to the Primary contact person email ID (which is filled at the time of sign up). The said form is to be signed by the Authorised Signatory, Director, Company Secretary of the entity & stamped and sent to insta.vote@linkintime.co.in.
E. Thereafter, Login credentials (User ID; Organisation ID; Password) is sent to Primary contact person's email ID. (You have now registered on InstaVote)

STEP 2 – Investor Mapping

A. Visit URL: https://instavote.linkintime.co.in and login with InstaVote Login credentials.
B. Click on "Investor Mapping" tab under the Menu section
C. Map the Investor with the following details:

   1) 'Investor ID' – Investor ID for NSDL demat account is 8 Character DP ID followed by 8 Digit Client ID i.e., IN00000012345678; Investor ID for CDSL demat account is 16 Digit Beneficiary ID.
   2) 'Investor's Name - Enter Investor's Name as updated with DP.
   3) 'Investor PAN' - Enter your 10-digit PAN.
   4) 'Power of Attorney' - Attach Board resolution or Power of Attorney.

   NOTE: File Name for the Board resolution/ Power of Attorney shall be – DP ID and Client ID or 16 Digit Beneficiary ID.

   Further, Custodians and Mutual Funds shall also upload specimen signatures.

D. Click on Submit button. (The investor is now mapped with the Custodian / Corporate Body/ Mutual Fund Entity). The same can be viewed under the "Report section".

STEP 3 – Steps to cast vote for Resolutions through InstaVote

The corporate shareholder can vote by two methods, during the remote e-voting period.

METHOD 1 - VOTES ENTRY

a) Visit URL: https://instavote.linkintime.co.in and login with InstaVote Login credentials.

b) Click on “Votes Entry” tab under the Menu section.
c) Enter the “Event No.” for which you want to cast vote.
   Event No. can be viewed on the home page of InstaVote under “On-going Events”.
d) Enter “16-digit Demat Account No.”.
e) Refer the Resolution description and cast your vote by selecting your desired option ‘Favour / Against’ (If you wish to view the entire Resolution details, click on the ‘View Resolution’ file link). After selecting the desired option i.e. Favour / Against, click on ‘Submit’.
f) A confirmation box will be displayed. If you wish to confirm your vote, click on ‘Yes’, else to change your vote, click on ‘No’ and accordingly modify your vote.

(Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently).

METHOD 2 - VOTES UPLOAD

a) Visit URL: https://instavote.linkintime.co.in and login with InstaVote Login credentials.
b) After successful login, you will see “Notification for e-voting”.
c) Select “View” icon for “Company’s Name / Event number”.
d) E-voting page will appear.
e) Download sample vote file from “Download Sample Vote File” tab.
f) Cast your vote by selecting your desired option 'Favour / Against' in the sample vote file and upload the same under “Upload Vote File” option.
g) Click on ‘Submit’. ‘Data uploaded successfully’ message will be displayed.
   (Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently).

NOTE: **Non-Individual Body corporate shareholders** shall send a scanned copy of the board resolution authorising its representative to vote, to the scrutinizer at registered email address with a copy marked to RTA at enotices@in.mpms.mufg.com and the company at registered email address.

HELPDESK:

Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode:

Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode facing any technical issue in login may contact INSTAVOTE helpdesk by sending a request at enotices@in.mpms.mufg.com or contact on: - Tel: 022 – 4918 6000.

Individual Shareholders holding securities in demat mode:

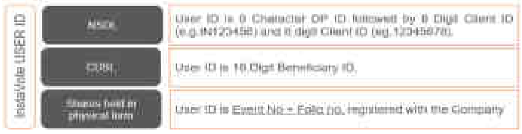
Individual Shareholders holding securities in demat mode may contact the respective helpdesk for any technical issues related to login through Depository i.e., NSDL and CDSL.

Login type	**Helpdesk details**
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending request at evoting@nsdl.co.in or call at: 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33

Forgot Password:

Individual Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode:

Individual Shareholders holding securities in physical mode / Non-Individual Shareholders holding securities in demat mode have forgotten the USER ID [Login ID] or Password or both then the shareholder can use the "Forgot Password" option available on: https://instavote.linkintime.co.in



- Click on **"Login"** under 'SHARE HOLDER' tab.
- Further Click on **"forgot password?"**
- Enter User ID, select Mode and Enter Image Verification code (CAPTCHA).
- Click on "SUBMIT".

In case Custodian / Corporate Body/ Mutual Fund has forgotten the USER ID [Login ID] or Password or both then the shareholder can use the "Forgot Password" option available on: https://instavote.linkintime.co.in

- Click on 'Login' under "Custodian / Corporate Body/ Mutual Fund" tab
- Further Click on **"forgot password?"**
- Enter User ID, Organization ID and Enter Image Verification code (CAPTCHA).
- Click on "SUBMIT".

In case shareholders have a valid email address, Password will be sent to his / her registered e-mail address. Shareholders can set the password of his/her choice by providing information about the particulars of the Security Question and Answer, PAN, DOB/DOI etc. The password should contain a minimum of 8 characters, at least one special character (!#$&), at least one numeral, at least one alphabet and at least one capital letter.*

Individual Shareholders holding securities in demat mode with NSDL/ CDSL has forgotten the password:

Individual Shareholders holding securities in demat mode have forgotten the USER ID [Login ID] or Password or both, then the Shareholders are advised to use Forget User ID and Forget Password option available at above mentioned depository/ depository participants website.

General Instructions - Shareholders

- It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- For shareholders/ members holding shares in physical form, the details can be used only for voting on the resolutions contained in this Notice.
- During the voting period, shareholders/ members can login any number of time till they have voted on the resolution(s) for a particular "Event".

28. Process and manner for attending the Annual General Meeting through InstaMeet:

In terms of Ministry of Corporate Affairs (MCA) General Circular No. 03/2025 dated 22.09.2025, the companies can continue to conduct AGMs by VC or OAVM, as per the existing procedural requirements. Till further orders, the relaxations will remain in force.

Shareholders are advised to update their mobile number and email Id correctly in their demat accounts to access InstaMeet facility.

Login method for shareholders to attend the General Meeting through InstaMeet:

a) Visit URL: https://instameet.in.mpms.mufg.com & click on **"Login"**.

b) Select the "Company Name" and register with your following details:

c) Select Check Box - **Demat Account No**. / **Folio No.** / **PAN**

- Shareholders holding shares in NSDL/ CDSL demat account shall select check box - Demat Account No. and enter the 16-digit demat account number.
- Shareholders holding shares in physical form shall select check box – Folio No. and enter the Folio Number registered with the company.
- Shareholders shall select check box – PAN and enter 10-digit Permanent Account Number (PAN). Shareholders who have not updated their PAN with the Depository Participant (DP)/ Company shall use the sequence number provided by MUFG Intime, if applicable.
- Mobile No: Mobile No. as updated with DP is displayed automatically. Shareholders who have not updated their Mobile No with the DP shall enter the mobile no.
- Email ID: Email Id as updated with DP is displayed automatically. Shareholders who have not updated their Email Id with the DP shall enter the Email Id.

d) Click "Go to Meeting"
You are now registered for InstaMeet, and your attendance is marked for the meeting.

INSTRUCTIONS FOR SHAREHOLDERS TO SPEAK DURING THE GENERAL MEETING THROUGH INSTAMEET:

a) Shareholders who would like to speak during the meeting must register their request with the company at company's registered email address.
b) Shareholders will get confirmation on first cum first basis depending upon the provision made by the company.
c) Shareholders will receive "speaking serial number" once they mark attendance for the meeting. Please remember speaking serial number and start your conversation with panellist by switching on video mode and audio of your device.
d) Other shareholder who has not registered as "Speaker Shareholder" may still ask questions to the panellist via active chat-board during the meeting.

**Shareholders are requested to speak only when moderator of the meeting/ management will announce the name and serial number for speaking.*

Instructions for Shareholders to Vote during the General Meeting through InstaMeet:

Once the electronic voting is activated during the meeting, shareholders who have not exercised their vote through the remote e-voting can cast the vote as under:

a) On the Shareholders VC page, click on link "Cast your vote".
b) Enter your 16-digit Demat Account No. / Folio No. and OTP (received on the registered mobile number/ registered email Id) received during registration for InstaMeet.
c) Click on 'Submit'.
d) After successful login, you will see "Resolution Description" and against the same the option "Favour/ Against" for voting.
e) Cast your vote by selecting appropriate option i.e. "Favour/Against" as desired. Enter the number of shares (which represents no. of votes) as on the cut-off date under 'Favour/Against'.
f) After selecting the appropriate option i.e. Favour/Against as desired and you have decided to vote, click on "Save". A confirmation box will be displayed. If you wish to confirm your vote, click on "Confirm", else to change your vote, click on "Back" and accordingly modify your vote. Once you confirm your vote on the resolution, you will not be allowed to modify or change your vote subsequently.

Note:

- *Shareholders/ Members, who will be present in the General Meeting through InstaMeet facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting facility during the meeting.*

- *Shareholders/ Members who have voted through Remote e-Voting prior to the General Meeting will be eligible to attend/ participate in the General Meeting through InstaMeet. However, they will not be eligible to vote again during the meeting.*

- *Shareholders/ Members are encouraged to join the Meeting through Tablets/ Laptops connected through broadband for better experience.*

- *Shareholders/ Members are required to use Internet with a good speed (preferably 2 MBPS download stream) to avoid any disturbance during the meeting.*

- *Please note that Shareholders/ Members connecting from Mobile Devices or Tablets or through Laptops connecting via Mobile Hotspot may experience Audio/Visual loss due to fluctuation in their network. It is therefore recommended to use stable Wi-FI or LAN connection to mitigate any kind of aforesaid glitches.*

Helpdesk:

Shareholders facing any technical issue in login may contact INSTAMEET helpdesk by sending a request at instameet@in.mpms.mufg.com or contact on: - Tel: 022 – 4918 6000 / 4918 6175.

STATEMENT PURSUANT TO SECTION 102 OF COMPANIES ACT, 2013 READ WITH REGULATION 36 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 IN RESPECT OF SPECIAL BUSINESSES

3. RATIFICATION OF REMUNERATION OF M/S S.K. BHATT & ASSOCIATES, COST ACCOUNTANTS, COST AUDITORS OF THE COMPANY FOR THE FINANCIAL YEAR 2026-27

The Members of the Company may note that the Board, on the recommendation of the Audit Committee, has approved the appointment of M/s S.K. Bhatt & Associates, Cost Accountants (FRN: 000312) as the Cost Auditors to conduct the audit of the Cost Records of the Company for the financial year 2026-27 at a remuneration of upto Rs. 2,00,000/- (Rupees Two Lakh Only) plus reimbursement of out-of-pocket expenses along with applicable taxes. In accordance with the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Cost Record and Audit) Rules, 2014, the remuneration payable to the Cost Auditors has to be confirmed and ratified by the Members of the Company. Considering no change in the scope of audit and as mutually agreed with the Cost Auditors, it was proposed to pay remuneration, similar to the remuneration paid for FY 2025-26. The proposed remuneration is considered reasonable, fair and commensurate with the scope of work undertaken by the Cost Auditors. Accordingly, the consent of the Members is sought for confirmation and ratification of the remuneration payable to the Cost Auditors for the financial year 2026-27 by passing a resolution as set out at Item No. 3 of this Notice.

None of the Directors, Key Managerial Personnel and their relatives are, in any way, concerned or interested financially or otherwise, in this proposed Resolution. The Board of Directors recommends Resolution as set out at Item No. 3 of the Notice of the 37th AGM for approval of the Members of the Company as an **Ordinary Resolution**.

4. PAYMENT OF REMUNERATION TO MR. ROHTAAS GOEL (DIN: 00003735), CHAIRMAN & NON-EXECUTIVE DIRECTOR OF THE COMPANY FOR THE FINANCIAL YEAR 2026-27, WHICH MAY EXCEED 50% OF THE TOTAL ANNUAL REMUNERATION PAYABLE TO ALL OTHER NON-EXECUTIVE DIRECTORS OF THE COMPANY

Mr. Rohtaas Goel is the founder of Omaxe Group. He has nurtured it from a construction house to a highly renowned and respected Real Estate Brand. Omaxe has grown by leaps and bounds under his dynamic leadership. The Company aims to deliver the next phase of growth, aspirations and milestones with fusion of new energy and experience and is currently focusing on execution and completion of existing projects to meet delivery timelines, monetization of finished inventory, near-term liquidity & cash flows, a prudent capital structure and governance.

Further, pursuant to Regulation 17(6)(ca) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 every listed entity is required to obtain approval of Members of the Company by way of Special Resolution for payment of remuneration to single Non-Executive Director which is in excess of 50% of the total remuneration payable to all other Non-Executive Directors of the Company during a financial year. Since, the remuneration payable to Mr. Rohtaas Goel for the Financial Year 2026-27 is Rs. 50,00,000/- per month, along with other perquisites and allowances, which may exceed 50% of the total remuneration that may be payable to all other Non–Executive Directors of the Company. The aforesaid remuneration was approved by the Members of the Company at the time of re-appointment of Mr. Rohtaas Goel and the present resolution is being placed before the Members solely to obtain the annual approval required under Regulation 17(6)(ca) of the SEBI Listing Regulations, as the remuneration payable to Mr. Rohtaas Goel exceeds 50% of the total annual remuneration payable to all Non-Executive Directors of the Company.

Therefore keeping in view the experience Mr. Rohtaas Goel and his proven skills, unique vision & execution capabilities, as may be required in the capacity of Non-executive Chairman, the Board of Directors of the Company recommends the resolution, as set out at Item no. 4 of this Notice.

Save and except, Mr. Rohtaas Goel to whom these resolutions relate along with his relatives including Mr. Mohit Goel, Managing Director of the Company and to the extent of their respective shareholdings in the Company, none of the Directors/ Key Managerial Personnel of the Company/their relatives are in any way, financially or otherwise, concerned or interested in this proposed Resolution. The Board recommends the Resolution set out at Item No. 4 of the Notice for approval of the members as a **Special Resolution**.

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Annexure-A to Notice

Details of Director seeking appointment in pursuance of Regulation 36(3) of the SEBI (LODR) Regulations, 2015, as amended and Secretarial Standard-2 on General Meetings

Name of Director	**Mr. Vinit Goyal**
Director Identification Number (DIN)	03575020
Designation and Category	Whole-time Director
Date of Birth (DOB) & Age	DOB: 18th August, 1987
	Age: 38 Years
Date of First/ Original Appointment	Initially appointed on April 12, 2021
Qualification(s)	Graduated from Agra University
Number of Shares held in the Company	Nil
Brief Resume including experience/expertise in specific functional areas and skill, capabilities required for the role & manner in which the proposed director meet such requirements	Mr. Vinit Goyal brings over 18 years of rich experience in Finance and Treasury functions. He possesses deep expertise in financial analysis, liquidity management, and developing effective financial strategies. His strengths include annual budgeting, management information systems (MIS), and cash flow planning. Mr. Goyal has played a key role in streamlining financial operations and ensuring fiscal discipline within organizations. He is also proficient in liasoning with financial institutions and banks for funding and financial structuring. His strategic approach and sound financial judgment contribute significantly to decision-making and long-term planning. Mr. Goyal's expertise continues to add value to the Company's financial management and growth.
Other listed entities in which he holds the directorship and the membership of Committees of the board along with listed entities from which the person has resigned in the past three years	Nil
Directorship held in other companies	1. Shamba Developers Pvt. Ltd.;
	2. Green Planet Colonisers Pvt. Ltd.;
	3. Naptune Technobuild Projects Pvt. Ltd.;
	4. Sangupt Developers Pvt. Ltd.;
	5. Kishordeep Realtors Pvt. Ltd.;
	6. Laldeep Realtors Pvt. Ltd.;
	7. Oasis Township Pvt. Ltd.;
	8. Mehtab Infratech Pvt. Ltd.;
	9. Garg and Goel Estate Developers Pvt. Ltd.;
	10. VGSG Realtors Pvt. Ltd.;
	11. Jagdamba Contractors and Builders Ltd.;
	12. Giant Dragon Mart Pvt. Ltd.;
	13. Ekansh Buildtech Pvt. Ltd.
Committee Positions in other Companies	Nil
Number of Board meetings attended during FY 2025-26	4 out of 5
Terms and Conditions of Appointment/ Re-appointment	In terms of section 152(6) of the Companies Act, 2013, Mr. Vinit Goyal, Whole Time Director, is liable to retire by rotation. All other terms and conditions of his appointment shall remain unchanged as approved by the Members of the Company at 36th Annual General Meeting held on September 29, 2025.

Details of proposed remuneration from the Company	Salary of Rs. 5,00,000/- per month and other perquisites and allowances, as approved by the Members of the Company at 36th Annual General Meeting held on September 29, 2025.
Last Remuneration drawn from the Company	Salary of Rs. 5,00,000/- per month and other perquisites and allowances, as approved by the Members of the Company at 36th Annual General Meeting held on September 29, 2025.
Relationships between Directors inter-se and other Key Managerial Personnel of the Company	Not Related

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BUILDING TRUST. DELIVERING SCALE.

OMAXE LIMITED I Annual Report 2025-26

Actual Image - Omaxe Hazaratganj, Lucknow

At Omaxe, trust is our capital. This trust is continuously powered by the relentless delivery machine we have built over the past decades. Now, our delivery record has reached its pinnacle, transitioning millions of square feet from construction sites into living, breathing communities. These are not just numbers; they are promises kept at scale.

For nearly four decades, Omaxe has recognized that a developer's true capital isn't just land or funding—it is stakeholder's trust. Founded in 1987 by Mr. Rohtaas Goel, Omaxe Limited transitioned into a public limited company in 1999 and was listed on the BSE and NSE in 2007. Omaxe currently operates across 31 cities in 8 states.

Omaxe has transformed this trust into a relentless execution engine, delivering 145.5 million sq. ft. of space across India's residential, commercial, and integrated townships.

While others focus solely on saturated metropolitan centres, Omaxe is actively building the future of "Bharat," pioneering massive infrastructural shifts in Tier-2 and Tier-3 cities, and pioneering unique public-private partnerships.

Today, with a fortified balance sheet and an active pipeline of several townships, Omaxe isn't just constructing buildings; they are delivering the foundations of modern India at scale.

- **₹ 1,253.40 Crore** consolidated revenue from operations for FY26.
- **145.5 million Sq. Ft.** cumulatively handed over area, across all segments since inception.
- **5.33 million Sq. Ft.** delivered in FY 2026 alone.
- **24% Growth** in our net delivered area over the previous year.

Artistic Impression - Omaxe Residences, Faridabad.

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THE BUILD-UP TO THIS REPORT

Actual Image - ITT, INTT, Omaxe New Chandigarh

Caution regarding forward-looking statements

Certain statements in this annual report concerning our future growth prospects are forward-looking statements, which involve a number of risks, and uncertainties that could cause actual results to differ materially from those in such forward-looking statements. We have tried wherever possible to identify such statements by using words such as 'anticipate', 'estimate', 'expect', 'project', 'intend', 'plan', 'believe' and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realized, although we believe we have been prudent in our assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should, known or unknown risks or uncertainties materialize, or should underlying assumptions prove inaccurate, our actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

Disclaimer: Images specifically marked as 'Artistic Impression' are for representational purposes only and may differ from the actual project.

REPORTING PERIOD:

April 1, 2025 – March 31, 2026

REPORTING CYCLE:

Annual

FRAMEWORK AND GUIDELINES:

- Companies Act, 2013 & Rules made thereunder
- SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- Indian Accounting Standards & Rules made thereunder
- SEBI's Business Responsibility and Sustainability Reporting (BRSR) Framework
- SEBI Master Circular & other SEBI Regulations

Company Stock Listed on:

BSE Ltd.,
Scrip Code: 532880

National Stock Exchange of India Ltd.,
Symbol: OMAXE

Company Information:

Company Website:
https://www.omaxe.com/

Investor Information:
https://www.omaxe.com/investor

Investor Contact:
https://www.omaxe.com/investor/contact-details

THE BLUEPRINT OF TRUST. A PROLOGUE.

Actual Image - Word Street by Omaxe, Faridabad

THE ARCHITECT'S NOTE

Chairman's Message

As a forward-looking enterprise, Omaxe remains deeply committed to institutional governance, financial prudence, and environmental stewardship. In an industry defined by long capital cycles,

Dear stakeholders,

It gives me immense pleasure to connect with you at the close of Financial Year 2025–26 and present our Annual Report. FY26 has been a period of purposeful progress, disciplined growth, and institutional consolidation for Omaxe Limited. As we look back on the year, we do so with a sense of accomplishment for what we have delivered and a profound sense of responsibility for the future we are actively shaping.

MACROECONOMIC LANDSCAPE: INDIA AS THE GLOBAL GROWTH ENGINE

The global economic environment in FY26 remained complex, navigating geopolitical realignments, shifting supply chains, and evolving monetary policies across major economies. Amidst these global headwinds, India continues to demonstrate remarkable macroeconomic stability and resilience. Spearheading global growth with a GDP expansion of 7.7% in FY26[1], India stands out as the fastest-growing major economy in the world.

Strong domestic fundamentals, an expanding middle class, robust urban consumption, proactive fiscal policy, and an unprecedented nationwide push toward infrastructure modernisation anchor this sustained momentum. As India accelerates its journey toward becoming a developed economy, the real estate and construction sectors remain central to this economic movement, serving as critical multipliers for capital formation, employment generation, and industrial growth.

THE REAL ESTATE SECTOR: STRUCTURAL GROWTH & EVOLUTION

India's real estate market is undergoing a fundamental structural transformation. Valued at over USD 533.60 billion in 2025, the sector is projected to maintain a strong growth trajectory exceeding 9.63% CAGR over the next decade[2]. This expansion is no longer confined to traditional primary metros; it is strongly visible in Tier-2 and Tier-3 urban centres driven by rapid connectivity, regional economic corridors, and rising disposable incomes.

KEY STRUCTURAL TRENDS SHAPING THE SECTOR INCLUDE:

Commercial & Office Absorption: Strong demand driven by Global Capability Centres (GCCs), modern logistics, and expanding corporate footprints.

Institutionalisation & Transparency: Regulatory frameworks and progressive policy support like PMAY-Urban and SWAMIH funding have increased transparency, institutional capital flows, and buyer confidence.

Residential Demand Shift: A decisive consumer preference for larger, integrated, and well-managed lifestyle ecosystems created by reputed, long-term developers.

OMAXE'S VISION: PURPOSEFUL URBANISATION & NATION BUILDING

At Omaxe, our founding vision has always been rooted in nation-building through thoughtful urbanisation. Over the past decades, we have recognised that true developer leadership extends beyond delivering physical structures; it lies in architecting vibrant, self-sustaining communities that elevate the quality of life for generations.

Our strategic orientation remains aligned with India's broader socio-economic goals. By pioneering master-planned integrated townships, modern high-street retail, transit-oriented developments under Public-Private Partnerships (PPP), and sport-centric civic infrastructure, Omaxe continues to build physical assets that serve both commercial purpose and social utility. Our geographic footprint across emerging economic hubs in North and Central India positions us uniquely to capture the next wave of regional growth.

Governance, Capital Efficiency, and Long-Term Value

As a forward-looking enterprise, Omaxe remains deeply committed to institutional governance, financial prudence, and environmental stewardship. In an industry defined by long capital cycles, our strategic priority is to maintain portfolio balance, optimise land bank development, and maintain high capital efficiency.

By balancing residential and commercial developments alongside public infrastructure partnerships, we continue to build a resilient business model designed to navigate economic cycles. The Board remains focused on ensuring that our growth strategies are backed by strong risk management frameworks, transparent regulatory compliance, and a clear commitment to delivering sustainable long-term value to all our stakeholders.

LOOKING AHEAD

The future of Indian real estate belongs to developers who combine scale with agility, and vision with disciplined execution. Omaxe enters the coming financial year with strong strategic fundamentals, a future-fit development pipeline, and an unwavering commitment to quality.

On behalf of the Board of Directors, I extend my gratitude to our shareholders, institutional partners, regulatory authorities, and financial institutions for their continued trust and guidance. To our valued customers, we reaffirm our commitment to fulfilling your aspirations with integrity and excellence.

As India shapes its economic destiny, Omaxe remains energised and privileged to build the urban foundations of a modern nation.

Warm regards,

Rohtaas Goel
Chairman, Omaxe Limited

1https://www.mospi.gov.in/uploads/latestReleases/latest_release_1767781372753_1380ce82-f5a5-440d-99e6-e6b35af0deb5_GDP_Press_Note_on_FAE_2025-26.pdf
2https://www.mordorintelligence.com/industry-reports/real-estate-industry-in-india

THE BUILDER'S VISION

MD's Message

FY26 marked purposeful progress with expansion into different cities and distinguished projects. We took care of customer needs in every project and proactively ensured timely execution with innovation and regulatory compliance.

Dear stakeholders,

India is entering a new phase of urban and economic development. Continued investments in infrastructure, a growing middle class, rising aspirations, and improving connectivity are reshaping the country's real estate landscape. Cities beyond the traditional metropolitan centres are emerging as engines of growth, creating opportunities for integrated developments that combine quality living, commerce, and social infrastructure.

FY26 has been a year of strong execution and meaningful progress for Omaxe. We strengthened our operational performance, expanded our development footprint, and continued to deliver projects that create lasting value for customers, shareholders, and the communities we serve.

At Omaxe, we have always believed that real estate is about more than constructing buildings. It is about creating destinations that support economic activity, strengthen communities, and improve the quality of everyday life. This philosophy continues to guide every decision we make, from land acquisition and project planning to execution and customer experience.

DELIVERING ON OUR COMMITMENTS

Execution remains the strongest measure of credibility in the real estate industry. I am pleased to share that during FY26, Omaxe delivered 5.33 million square feet across residential and commercial developments, representing approximately a 24% year-on-year increase in delivered area. Residential deliveries accounted for 4.76 million square feet, while commercial developments contributed 0.57 million square feet.

With this achievement, our cumulative delivery has reached 145.5 million square feet, reflecting our consistent ability to transform plans into completed developments despite an increasingly dynamic business environment.

Our enduring strength lies in our ability to build at scale while maintaining a disciplined focus on execution. Over the years Omaxe received 172 RERA registrations as of 31st March 2026.

STRENGTHENING OUR PRESENCE IN HIGH-GROWTH MARKETS

Our long-standing focus on Tier-2 and Tier-3 cities continues to be one of Omaxe's defining strengths. These markets are witnessing rising incomes, improving infrastructure, expanding employment opportunities, and growing demand for quality real estate.

During the year, we further strengthened our presence across key markets including Amritsar, Ludhiana, Prayagraj, New Chandigarh, Faridabad, Lucknow, Indore, and Ujjain. Our objective is not simply to develop projects, but to contribute meaningfully to the long-term growth of these cities through thoughtfully planned urban developments.

During the year, we took two significant strategic steps to strengthen our long-term development pipeline. We committed an investment of ₹1,000 crore, through internal accruals, towards the development of a 260-acre integrated township in New Amritsar. We also acquired a strategic 450-acre land parcel in Indore, where we plan to invest ₹1,200 crore to develop Madhya Pradesh's first integrated township. Together, these large-scale developments reflect our long-term conviction in India's high-growth markets and our commitment to creating integrated urban destinations that seamlessly combine residential, commercial, educational, recreational, and social infrastructure.

Real estate sector, being a part of the construction sector, initially remained subdued but grew substantially with improved investment conditions. Reduced borrowing costs, lower inflation, relieved trade tensions, and buoyancy in many sectors alleviated the investment scenario.

Artistic Impression - Omaxe Chowk Ludhiana

The strong market response to our premium residential developments further reinforced our confidence. Omaxe Residences and The Grand Europe in Sector 79, Faridabad achieved complete sales within a few days of launch, reflecting sustained demand for thoughtfully designed premium housing.

FINANCIAL DISCIPLINE DRIVING SUSTAINABLE GROWTH

Strong execution must be supported by prudent capital allocation and disciplined financial management. Throughout the year, we remained focused on maintaining financial flexibility while funding growth responsibly.

An important achievement was the successful execution of our group housing development in New Chandigarh and our residential project in Prayagraj, both partially supported by the SWAMIH Investment Fund. These projects were completed ahead of schedule while utilising significantly lower capital than the sanctioned limits. We also repaid the borrowed funds ahead of schedule, demonstrating our disciplined approach towards capital management.

By continuing to fund strategic land acquisitions largely through internal accruals, we have maintained financial discipline, optimised financing costs, and enhanced our ability to pursue future growth opportunities with confidence.

BUILDING THE NEXT GENERATION OF URBAN INFRASTRUCTURE

As Indian cities evolve, the need for integrated public infrastructure continues to grow. Omaxe is actively participating in this transformation through large-scale public-private partnership projects that combine commercial viability with long-term public utility.

The Omaxe State in Dwarka, New Delhi, represents one of our most significant developments. Designed around an international-standard sports stadium with integrated retail, hospitality, entertainment, and commercial spaces, the project reflects our vision of creating destinations that serve both economic and social purposes.

Our partnership with the Rail Land Development Authority (RLDA) for Omaxe Chowk, Ludhiana reflects our continued focus on developing landmark urban destinations through strategic public-private partnerships. With an investment of ₹500 crore, the project will bring together retail, hospitality, entertainment, and commercial spaces in a thoughtfully planned mixed-use development that will contribute to Ludhiana's evolving urban landscape and economic growth.

Similarly, our BeTogether Centre Point developments represent a pioneering Public-Private Partnership with the Uttar Pradesh State Road Transport Corporation (UPSRTC) to deliver six Transit-Oriented Developments in Ayodhya, Lucknow, Ghaziabad, and Prayagraj. By seamlessly integrating mobility with retail, commercial, hospitality, and community spaces, these projects are creating vibrant urban destinations while redefining public infrastructure.

LOOKING AHEAD

As we move into FY27, we remain optimistic about the opportunities ahead. The structural drivers supporting India's real estate sector remain firmly in place, and we believe Omaxe is well positioned to benefit from this long-term growth.

Our priorities are clear. We will continue to focus on timely project execution, disciplined capital allocation, digital transformation across our operations, customer-centricity, and the creation of integrated developments that generate sustainable value for all stakeholders.

None of our achievements would have been possible without the dedication of our employees, the guidance of our Chairman, Mr. Rohtaas Goel, and the continued support of our Board of Directors. I also extend my sincere appreciation to our customers, Investment & Transaction Advisors, financial institutions, regulatory authorities, and shareholders for their continued trust and confidence.

The journey ahead presents immense opportunities. With a strong foundation, a disciplined approach, and an unwavering commitment to execution, Omaxe will continue to create enduring developments that contribute to India's urban transformation while delivering sustainable value for generations to come.

Best Wishes,

Mohit Goel
Managing Director

THE LEGACY OF BUILDING TRUST, DELIVERING SCALE

ABOUT OMAXE

Actual Image -The Lake, Omaxe New Chandigarh

Our Vision

Our vision is to build an enduring institution that people look up to - a company driven by deep professionalism and an unyielding commitment to the growth and progress of India.

Our Mission

Our mission is to build time-honored relationships with our customers and stakeholders by creating world-class living and commercial spaces. Every blueprint we execute and every community we build is anchored in five core tenets: Customer Satisfaction, Value Creation, Professionalism, Transparency, and Quality.

Through this steadfast focus, Omaxe remains dedicated to setting new standards in real estate—delivering scale, earning trust, and shaping the future of urban India.

For nearly four decades, Omaxe has stood as a cornerstone of India's real estate landscape. Founded in 1987 and publicly listed on the NSE and BSE since 2007, the company has built an unshakeable reputation by grounding vast operational ambition in unwavering integrity.

By combining institutional rigor with a deep understanding of modern lifestyle needs, Omaxe has evolved into a trusted pioneer of India's urban transformation.

DELIVERING SCALE ACROSS GEOGRAPHIES

Omaxe's legacy is defined by unmatched reach and execution. Having delivered over 145.5 million square feet of real estate across residential, commercial, retail, and integrated township projects, Omaxe footprint spans 31 cities across 8 key states—Delhi, Haryana, Punjab, Uttar Pradesh, Madhya Pradesh, Rajasthan, Uttarakhand, and Himachal Pradesh.

Long before it became an industry norm, Omaxe pioneered the expansion of world-class real estate into Tier 2 and Tier 3 cities.

Omaxe has built a highly resilient, balanced portfolio that enriches communities nationwide. We achieved this by taking world-class infrastructure to emerging regional centers, while simultaneously delivering landmark developments in Tier 1 metropolises

SHAPING SKYLINES WITH ICONIC DEVELOPMENTS

Every development of Omaxe is conceived to reimagine how people live, work, and interact. The portfolio features transformative landmarks such as The Omaxe State in Dwarka, Delhi—a next-generation mixed-use destination blending sports, retail, hospitality, and entertainment—and Omaxe Chowk, a modern infrastructure marvel revitalizing the historic heart of Chandni Chowk.

From the international open-air retail concept of World Street in Faridabad to the master-planned eco-living of Omaxe New Chandigarh and the luxury residences of Royal Residency in Ludhiana, Omaxe continues to set new benchmarks for forward-thinking urban design.

Actual Image, Omaxe The Palace, Lucknow

PROMISES MADE, PROMISES KEPT – THE STORY OF DELIVERIES

TURNING DUST INTO DREAMS

The foundation of our theme, "Building Trust," is proven strictly through execution, handovers, and customer satisfaction over the past financial year. The sheer math of our deliveries reflects a visual dashboard of aspirations brought to life. In FY26, we successfully handed over a total of 5.33 million sq. ft.

THE DELIVERY MACHINE

39 years of legacy backed by uncompromising financial discipline and execution.

- Delivered 5.33 million sq. ft. in FY26 alone, marking a 24% year-over-year increase.
- Demonstrated severe capital discipline by fully repaying over ₹700 crore in debt to Samman Capital and clearing the SWAMIH facility ahead of schedule.
- Secured immense institutional confidence, highlighted by a ₹500 Crore funding partnership with Oaktree Capital.

THE MONUMENTAL MILESTONES

- **Omaxe Chowk (Chandni Chowk):** Showcasing grandeur by transitioning an architectural vision into a bustling commercial reality.
- **World Street (Faridabad):** Achieving a complete sell-out of ultra-luxury milestones, Omaxe Residences and The Grand Europe, within just three weeks of their launch.
- **Township Activations:** Establishing vibrant neighborhoods with integrated amenities in New Amritsar (260 acres) and Indore (450 acres).
- **SWAMIH-Funded Completions:** Substantially completing premium projects like The Lake in New Chandigarh and Omaxe Shiva in Prayagraj.

BUILDING BHARAT & PUBLIC INFRASTRUCTURE

Shaping the urban landscape of emerging India beyond Tier-1 cities.

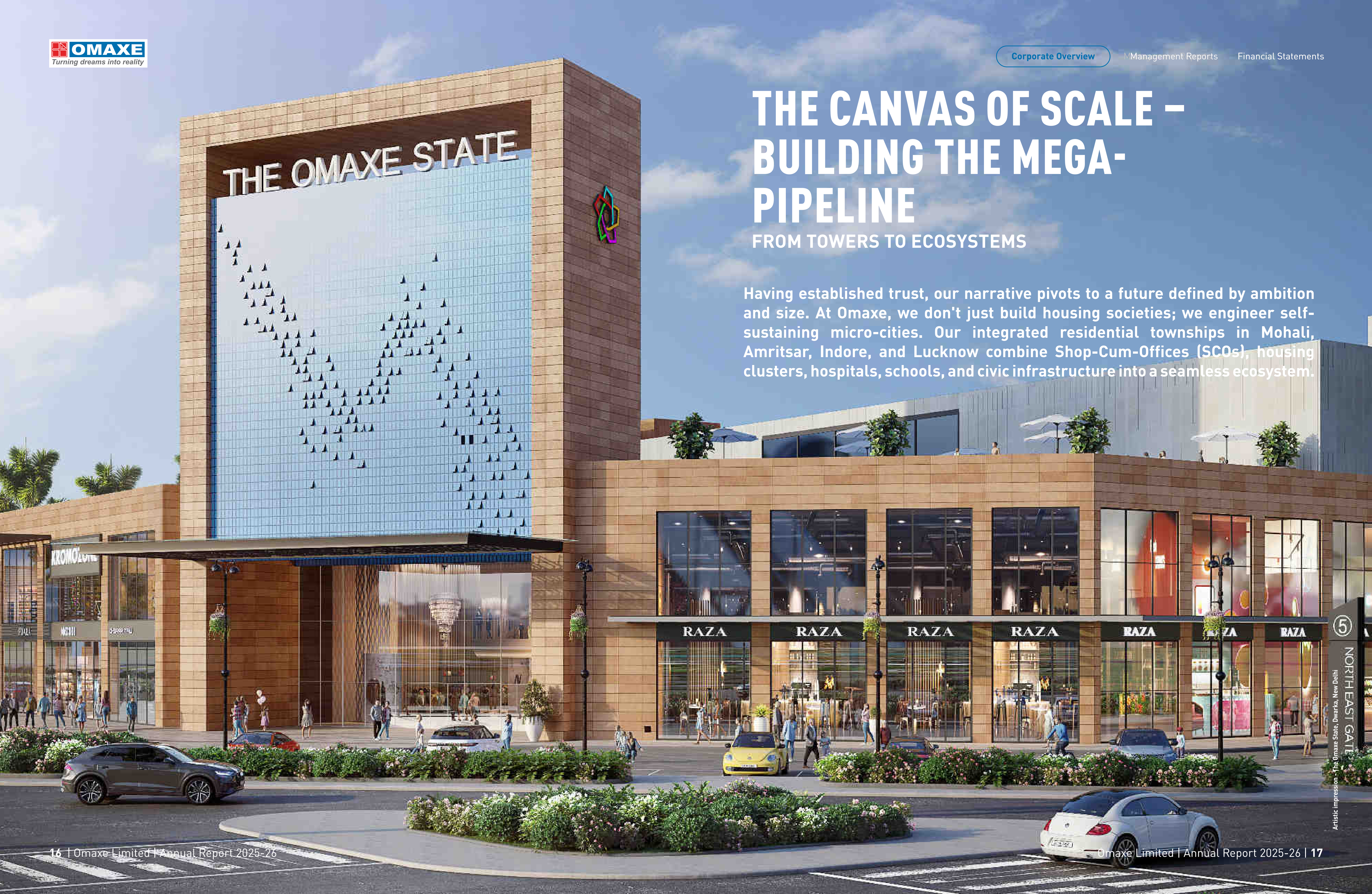
- Driving massive expansion in high-growth hubs. A 450-acre Integrated Township in Indore, Madhya Pradesh with ₹1,200 cores of investment. Another Integrated Township launched in Amritsar with an investment of ₹1,000 Crore).
- Transforming civic transit through strategic Public-Private Partnerships (PPPs), modernizing 6 state-of-the-art UPSRTC bus ports across Uttar Pradesh (including Ayodhya, Prayagraj, and Lucknow).

Artistic impression - The Omaxe State, Dwarka, New Delhi

THE CANVAS OF SCALE – BUILDING THE MEGA-PIPELINE

FROM TOWERS TO ECOSYSTEMS

Having established trust, our narrative pivots to a future defined by ambition and size. At Omaxe, we don't just build housing societies; we engineer self-sustaining micro-cities. Our integrated residential townships in Mohali, Amritsar, Indore, and Lucknow combine Shop-Cum-Offices (SCOs), housing clusters, hospitals, schools, and civic infrastructure into a seamless ecosystem.



Artistic impression - The Omaxe State, Dwarka, New Delhi

THE MEGA-PROJECT PIPELINE

Our forward-looking pipeline highlights immense geographical dominance and economic potential.

- **The Omaxe State (Dwarka, Delhi):** An ambitious 50.4-acre sports, retail, and entertainment hub featuring a 30,000-seater stadium and 48,000 sq. meters of retail space.
- **New Amritsar Township:** Infusing INR 1000 Crore into a 260-acre development featuring residential plots and commercial spaces.
- **Indore Township:** Acquiring 450 acres for a project anticipated to generate ₹2500 Crore of revenue over next few years.
- **Under Construction Pipeline:** 116 RERA registered projects are currently under various stages of development across multiple states.

UNLOCKING THE EARTH: LAND BANK STRATEGY

Omaxe is strategically monetizing its massive land bank to fuel debt-free growth and continuous project launches. By proactively entering high-potential tier-2 and tier-3 cities, we convert historical assets into active, value-generating properties.

COLLABORATING FOR THE COLOSSAL

Massive scale is made possible through strategic joint ventures and public-private partnerships (PPP). We are executing 9 PPP projects, collaborating with government bodies such as the DDA (The Omaxe State), RLDA (Omaxe Chowk in Ludhiana), and the UPSRTC to modernize six state-of-the-art bus ports across Uttar Pradesh.

Artistic Impression - Omaxe Residences, Faridabad

THE PILLARS OF PROGRESS – OPERATIONAL & FINANCIAL REVIEW

FROM TOWERS TO ECOSYSTEMS

Actual Image - Omaxe Residency II, Lucknow

WHERE LIFE HAPPENS (RESIDENTIAL)

Omaxe housing caters to the post-pandemic desire for larger spaces, green townships, and premium amenities in Tier-2 and Tier-3 cities.

- Delivery Highlight: We delivered 4.76 million Sq. Ft. of residential area in FY26.
- Operational Highlights: Successfully launched diverse housing options, including ultra-luxury units in Faridabad, plotted developments in Lucknow, and built-up residences in Mohali and Punjab.

WHERE COMMERCE THRIVES (COMMERCIAL & RETAIL)

We are actively creating the new downtowns of emerging India by capitalizing on the explosion of high-street retail and the flexibility of the SCO model.

- Delivery Highlight: We delivered 0.57 million Sq. Ft. of commercial area in FY26.
- Operational Highlights: Initiated massive developments like the 120 SCO units at The Grand Europe and advanced high-street hubs such as World Street Extension and London Street Extension in Faridabad.

THE MECHANICS OF MEGA-SCALE (ENGINEERING & TECH)

Behind our massive facades is a backstage story of efficiency. Omaxe utilizes advanced project management systems, efficient construction techniques, and long-term rate contracts to optimize raw material consumption and deliver massive projects faster and on schedule.

OUTLOOK, STRATEGY, AND GROWTH OPPORTUNITIES

- Geographical Expansion: In FY26, Omaxe expanded into new markets, including Indore and Ujjain in Madhya Pradesh, and Bathinda in Punjab.
- Residential Strategy: Focus continues on integrated townships featuring diverse housing options, launching numerous projects across Lucknow, Mohali, Indore, Ujjain, and Amritsar.
- Public-Private Partnerships (PPP): Omaxe is actively collaborating with government bodies to develop prominent assets, including modern bus ports across Uttar Pradesh and major commercial hubs in Delhi and Ludhiana.
- Sector Tailwinds: Future growth will be propelled by government policies (RERA, GST reforms, SWAMIH fund), rising demand for luxury housing, robust organized retail expansion, and a surge in office space absorption driven by IT and data centers.

FINANCIAL HIGHLIGHTS

(Rs. Crores)

S. No.	Particulars	FY26	FY25	FY24
1	Total Income	1,340	1,637	1,635
2	Market Capitalization	1,193	1,430	1,656
3	Total Borrowings*	1,266	607	612
4	Cash & Cash Equivalents	490	301	190

** Excluding Preference Share Capital*

TESTIMONY OF TRUST – AWARDS & RECOGNITIONS

The Omaxe State: Iconic Commercial Project of the Year Big Dream Makers Award (92.7 Big FM)

Omaxe Chowk: ET Retail Fashion & Mall Excellence Award 2025

The Omaxe State: Mixed-Use Architecture India Asia Pacific Property & Hotel Award

The Omaxe State: The Most Iconic Commercial Project Jagran Achievers Award 2025

Omaxe Limited: "Excellence in Real Estate Leadership" (ET Business Conclave 2026).

17th Realty+ Conclave & Excellence Award (North) – Engineering & Marketing Excellence

The Omaxe State: Excellent Sports & Retail Integerated Project of the Year (ET Business Conclave 2026)

The Omaxe State: BARC Asia Prestigious Brands of India

Mr. Mohit Goel: "Visionary Entrepreneur" (ET Business Conclave 2026).

Omaxe World Street: Most Innovative Architecture MAPIC India Shopping Centre Summit & Awards 2026

CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Rohtaas Goel
Chairman & Non-Executive Director

Mr. Mohit Goel
Managing Director

Mr. Vinit Goyal
Whole Time Director

Ms. Nishal Jain
Non-Executive &
Woman Independent Director

Mr. Satbir Singh
Non-Executive &
Independent Director

Mr. Aroon Kumar Aggarwal
Non-Executive &
Independent Director

KEY MANAGERIAL PERSONNELS

Mr. Atul Banshal
Director - Finance &
Chief Financial Officer

Mr. D B R Srikanta
Company Secretary &
Compliance Officer

BOARD COMMITTEES

Audit Committee
Mr. Satbir Singh, Chairperson
Mr. Aroon Kumar Aggarwal, Member
Ms. Nishal Jain, Member
Mr. Vinit Goyal, Member

Nomination & Remuneration Committee
Ms. Nishal Jain, Chairperson
Mr. Rohtaas Goel, Member
Mr. Satbir Singh, Member
Mr. Aroon Kumar Aggarwal, Member

Corporate Social Responsibility Committee
Ms. Nishal Jain, Chairperson
Mr. Aroon Kumar Aggarwal, Member
Mr. Vinit Goyal, Member

Investor Grievances Cum Stakeholders Relationship Committee
Mr. Satbir Singh, Chairperson
Mr. Aroon Kumar Aggarwal, Member
Mr. Vinit Goyal, Member

Risk Management Committee
Ms. Nishal Jain, Chairperson
Mr. Satbir Singh, Member
Mr. Vinit Goyal, Member
Mr. Atul Banshal, Member

STATUTORY AUDITORS

M/s. B S D & Co.
Chartered Accountants,
810, 8th Floor, Antriksh Bhawan,
22, Kasturba Gandhi Marg,
New Delhi-110001

INTERNAL AUDITORS

M/s Doogar & Associates,
Chartered Accountants
13, Community Center
East of Kailash,
New Delhi-110065

COST AUDITORS

M/s S.K. Bhatt & Associates,
Cost Accountants
83 B, Pocket 4,
Mayur Vihar Phase-1
New Delhi-110091

SECRETARIAL AUDITORS

M/s DMK Associates,
Company Secretaries
31/36, Old Rajinder Nagar,
New Delhi – 110060

REGISTRAR & SHARE TRANSFER AGENT

M/s MUFG Intime India Private Limited
Noble Heights, 1st Floor,
NH-2 C-1 Block LSC,
Near Savitri Market, Janakpuri,
New Delhi-110058

BANKERS/FINANCIAL INSTITUTIONS

State Bank of India
Punjab National Bank
Piramal Enterprise Limited
Indian Bank
Kotak Mahindra Bank
Kotak Mahindra Prime limited
Venus India Asset Finance Pvt. Ltd.
SWAMIH Investment Fund
OCM India Opportunities XII Alternate Investment Fund - Scheme I
Tata Capital Ltd.
Industrial Investment Trust Ltd.
WSB Real Estate Partners

REGISTERED OFFICE

Shop No. 19-B First Floor
Omaxe Celebration Mall,
Sohna Road, Gurugram
Haryana - 122001

CORPORATE OFFICE

Omaxe House,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019

MANAGEMENT DISCUSSION AND ANALYSIS

Management Discussion and Analysis

1. MACRO-ECONOMIC AND INDUSTRY OVERVIEW

A. GLOBAL ECONOMY

The world output grew by 3.4% in the year 2025, and is expected to grow at the same level or slightly slide at 3.1% in 2026 as per IMF report. Despite sudden shifts in trade policy, the world economy sustained growth due to more investment in technology, including AI, specifically in North America, Asia and other regions. Also, fiscal and monetary support, favorable global financial environment and responsive private sector, aided to this growth.

The Advanced Economies grew by 1.9% while Emerging Market and Developing Economies grew by 4.4%, on an average, during 2025. They both are expected to record slightly lower growth in 2026 and improve thereafter in 2027. The World Consumer Prices witnessed a rise to at 4.1% in 2025 and are likely to increase to 4.4% in 2026 and reduce to 3.7% in 2027. It indicates the inflation will push the prices of the essentials further in 2026 but within targeted levels, and will not cause any further erosion of purchasing power or recession.

Among the Developing Economies, China and India registered impressive growth of 5% and 7.6% respectively in 2025. However, Emerging Markets and Developing Economies of Asia, Russia, Latin America, Middle East, and South Africa, may register a slight decline in growth rate in 2026. However, this segment will maintain growth rates, higher than that of developed nations.

Advanced economies registered inflation at 2.5% and are expected to register a rise to 2.8% in 2026 followed by a decline to 2.2%. Average inflation for emerging markets and developing economies remained 5.2% in 2025 and is likely to increase to 5.5% in 2026. However, it is anticipated to reduce considerably in 2027.

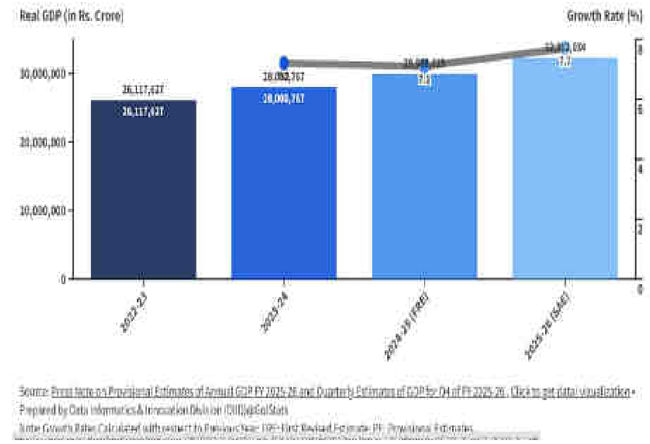
> **Every sector including agriculture, construction, manufacturing, and financial services experienced moderate to high growth, contributing to economy.**

B. INDIAN ECONOMY

Amid geopolitical tensions include wars, global trade policy uncertainties, and increasing US tariffs, Indian economy exhibited resilience and continued to be the fastest growing major economy, with a growth rate of 7.7% in Financial Year 2025-26 (FY26). India's growth rate for FY26 was more than the 6.5% growth rate during the previous year, FY25. Every sector including agriculture, construction, manufacturing, and financial services experienced moderate to high growth, contributing to economy.

Indian economy has registered significant growth against the backdrop of robust domestic demand, fixed capital formation, strong performance of manufacturing, construction and services sector, resilient exports, and conducive monetary conditions. As per the latest India Development update by World Bank, Indian Economy is projected to post lower growth rate at 6.6% in FY27, due to heightened uncertainty and increased global energy price.

During FY26, headline inflation remained below target due to declining food prices, while core inflation rose from average 3.5% between April '24 and February '25, to an average 4.1% between April '25 and February '26, due to increasing gold and silver price. However, other components like education, health, and transport, of core inflation, remained stable thereby easing out inflationary pressures.



Indian Economy continued its buoyancy due to expansion of retail credit, improved monetary policy and monetary conditions, slight pickup in merchandise exports. In contrast, Indian Economy also posted slow imports despite rupee depreciation, decline in FDI, and substantial FPI outflows. Formal job creation and sustained growth, kept employment stable, across diverse demographic groups.

Indian economy has narrowed down its fiscal deficit and is expected to continue fiscal consolidation along with disciplinary measures in the forthcoming period. Moreover, it is likely to grow decently in FY27 despite higher uncertainty about demand and global energy prices.

> **Real estate is being seen as a promising investment avenue among asset classes in Europe, Asia Pacific and North America with increased liquidity.**

Sources:

https://www.mospi.gov.in/uploads/latestReleases/latest_release_1767781372753_1380ce82-f5a5-440d-99e6-e6b35af0deb5_GDP_Press_Note_on_FAE_2025-26.pdf

https://thedocs.worldbank.org/en/doc/4262e1e15b463ecb360cec4ad78cf062-0310012026/original/April-2026-India-Development-Update.pdf


Actual Image - Omaxe Cassia, New Chandigarh

C. GLOBAL REAL ESTATE MARKET

Global real estate market witnessed subdued activities in 2025 due to geopolitical tensions and uncertainties. Positive economic growth, reducing trade tensions, restrained inflation, lower interest rates, and stabilizing valuations improved the investment conditions in the real estate market in the second half of 2025. The sector is also expected to build the momentum further in 2026.

Real estate sector is being seen as a promising investment avenue among asset classes in Europe, Asia Pacific and North America with increased liquidity. Real estate transactions increased in volume and value over the previous year, across the globe. America noticed the highest rise of 22% while Europe, the Middle East and Africa recorded a moderate rise of 8% in 2025. Asia witnessed a rise of 3% in deals, indicating a moderate upswing.

As per Global Morgan Stanley Capital International Inc. (MSCI Inc.) data 2025 in PWC report, residential sector contributed up to 25% in real estate sector while office space accounted for 21% of the real estate deals with 18% y-o-y increase. It is important to note that MSCI provides investment data and analytics services globally. Here are excerpts of PWC Global Outlook report on Emerging Trends in Real Estate.

- Data centres hold high growth potential across Asia, Europe and the USA driven by global greenfield investment.

Equity inflows and debt financing in Indian real estate scaled a new peak with y-o-y growth of 25% and 43% respectively in 2025.

- The competitiveness of retail real estate has increased as they provide a desired ROI across the geographies including the USA, UK, Australia, and Asia Pacific. Southeast Asia faces oversupply of retail space on the backdrop of positive sentiment and growth in economy and tourism.
- Other operational niches such as student housing, senior living, logistics, and infrastructure also witness investment and increased demand on the expectations of good and stable returns.
- Private equity, family offices, HNIs, and local individuals are increasingly funding in the US and APAC. Diversification is the focus across geographies, sectors and asset classes.

Global real estate is adapting to shift towards operational assets, infusing private equity, witnessing an increasing overlap with infrastructure, adopting advanced technology and experiencing greenhouse gas emissions challenges.

Source:

https://www.pwc.com/gx/en/industries/financial-services/assets/uli-emerging-trends-global-report-2026.pdf

D. INDIAN REAL ESTATE MARKET

Indian construction sector has grown by 7% in FY26 on the back of various infrastructure projects by the government and significant real estate development activities by the private sector. The sector has also registered strong growth across asset classes. The government has continued to support the sector with its policies, initiatives, and reformative stance. With income tax reforms and GST rationalisation, the private final consumption expenditure is estimated to expand by 7.7%, while public capital expenditure (capex) for creating productive assets and infrastructure also grew by 22.8% in FY26, indicating growth momentum.

INDIAN REAL ESTATE SECTOR ANALYSIS

- Equity inflows and debt financing in real estate scaled a new peak with y-o-y growth of 25% and 43%, respectively, in 2025. However, equity infusion was substantially observed in Mumbai, Bengaluru, and Delhi-NCR locations. Institutional participation across core and alternative real estate segments has increased to 30% of the total capital inflows in 2025.
- Development of sites or land attracted the highest investment, followed by the office segment.
- The commercial real estate recorded substantially unprecedented space absorption of 57 million square feet in 2025, on the backdrop of footprint growth and market potential with a strong deal pipeline.
- The residential market has moved from volume delivery to value delivery with the luxury segment, accounting for 50% of the total housing market value.
- With robust manufacturing, trade and e-commerce activities in FY26, the demand for warehousing specially Grade-A warehousing has increased and is likely to grow upwards.
- India's digital transformation has fueled this growth, and data centre's sector capacity is estimated to grow by 85% by 2027, requiring more investment and space. With the growth of the hospitality sector and high occupancy, hotel construction projects are increasing with diversification in Tier-I and Tier-II cities.

GOVERNMENT'S FAVORABLE STANCE ON REAL ESTATE SECTOR

The union budgets by the Indian government have always focused on infrastructure-led growth and allocated substantial amounts for affordable housing and construction capital expenditure. In the FY26 budget, the government has continued the funding of affordable housing through PMAY-Urban 2.0. The government has increased capital expenditure on metro expansion and connectivity, driving real estate growth in tier-I and tier-II cities.

The union budget has focused on the development of major cities through programs such as AMRUT. Institutional participation, public-private partnerships, and monetisation of public assets have been encouraged in the budget announcements.

The supportive budgetary policies are likely to unlock new residential, commercial, logistics, and mixed-use real estate potential and open up new opportunities for developers in India.

UPCOMING INDIAN REAL ESTATE TRENDS

- The real estate sector witnessed robust activity in 2025 and is anticipated to build further on it and continue the investment momentum in 2026.
- Indian sovereign and pension funds, Infrastructure Investment Trusts (InvITs) and private developers (supported by IPO funds) are diverting their investments to quality office

The supportive budgetary policies are likely to unlock new residential, commercial, logistics, and mixed-use real estate potential and open up new opportunities for developers in India.

and retail spaces to enhance competitiveness.

- The real estate developers are increasingly investing beyond conventional projects and entered segments such as data centres, flexible workspaces, healthcare facilities, hotels and resorts, and specific living (co-living, senior, or micro-living).
- Private equity and growth funds are increasingly replacing debt-centric capital models with flexible deal structures and revised yield expectations to secure quality assets amid rising liquidity and bank competition.
- Real Estate Investment Trusts (REITs) have turned into mainstream equity-linked instruments after SEBI's reclassification and RBI's proposal for direct bank lending in real estate. They are enhancing capital efficiency and unlocking the value of central public sector enterprise assets through potential monetisation.

Sources:

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https://www.jll.com/en-in/insights/construction-cost-guide-india

https://kpmg.com/in/en/blogs/2026/02/union-budget-2026-27-infrastructure-led-growth-to-strengthen-real-estate-sector-outlook.html

Artistic Impression - Cassia, Omaxe Metro City, Lucknow

2. COMPANY OVERVIEW AND STRATEGIC POSITIONING

A. COMPANY OVERVIEW

Omaxe was founded by Shri Rohtaas Goel. a first-generation entrepreneur, as a construction and contracting business, way back in 1987 and formed into a private limited company in 1989. The Company grew in terms of scale and number of projects over a decade and earned a name for itself. It was converted into a public limited company in August 1999 and diversified into real estate development in year 2001. The Company was listed on the BSE and NSE in 2007.

Omaxe diversified its project portfolio, launched and successfully completed various residential, commercial, and mixed-use projects across 31 cities and 8 states. It expanded into tier-II and tier-III cities of states in north and central India like Vrindavan, Ludhiana, Sonipat, Ratlam and Bhiwadi among others, with a focus on townships, commercial hubs, and luxury housing. Its presence in these cities, the knack for identifying the real estate needs of customers, and the ability to turn those aspirations into reality, established it as a distinct and leading developer in the realm of Indian realty.

Omaxe has spread its wings and operates across 31 cities in 8 states, delivering the required space across segments. The states of its operations include Delhi, Punjab, Haryana, Uttar Pradesh, Madhya Pradesh, Uttarakhand, Rajasthan and Himachal Pradesh.

Omaxe Limited has spread its wings and operates across 31 cities in 8 states delivering the required space.

Omaxe has launched multiple projects for residential, retail, and mixed-use purposes in Punjab, Uttar Pradesh, Haryana and Madhya Pradesh. The integrated residential townships are a special feature of Omaxe's project portfolio.

Among the iconic developments, The Omaxe Chowk at Chandni Chowk in Delhi, World Street at Faridabad in Haryana, have turned out to be transformative milestones in their respective cities. The Company possesses in-depth expertise and experience in developing a wide range of properties – be it commercial or residential built-up, plotted, or mixed-use projects. Integrated townships and multipurpose commercial hubs are its cornerstones of product-mix strategy. Over the years, Omaxe has developed strong capabilities and portfolio of projects on Public-Private-Partnership (PPP) by joining hands with State or Local Governments to deliver large scale mixed-use projects.

Omaxe has cumulatively delivered over 145.5 million square feet of area across all segments. It has delivered both high-end and affordable projects. With its milestone projects, Omaxe stands a strong brand reflecting trust and quality. Adding further to the success of its most applauded projects, Omaxe Chowk (PPP retail and commercial project in Delhi) and World Street (high-street hub in Faridabad), The Omaxe State (A 5-in-1 retail-sports destination in Dwarka, Delhi), and Integrated Townships in New Chandigarh, Lucknow, Vrindavan are forming next frontiers growth and stature.

Omaxe's customer focus, agility, project diversity, collaborations, ability to obtain licenses, relentless pursuit of excellence, and expertise have enabled its progressive journey in the Indian real estate industry.

Strategic Positioning

With its ongoing and planned project pipeline, the Omaxe expects to strengthen its operational and financial performance through the phased execution and delivery of projects in the coming years. Its flagship 50.4-acre project "The Omaxe State" – an integrated sports, retail and entertainment hub in Dwarka, Delhi, reflects the Omaxe's strategy of developing large-scale mixed-use destinations that cater to diverse consumer needs. At present the construction is going on in full swing, and the project is progressing in accordance with the planned development timeline.

Omaxe continues to strengthen its presence in its existing markets while selectively expanding into new geographies through residential, commercial and mixed-use developments. It also looks forward to undertaking more projects under the 'PPP' model. A high number of new and ongoing projects, is likely to pave the way for robust revenues in the future and usher the Company into a leadership position in the industry.

Omaxe has transformed its functioning at the leadership and managerial levels. Now, the millennial promoters direct the strategic execution with customer focus under the visionary guidance of first-generation senior leadership. The key managerial personnel and professional functional heads oversee business development, legal and treasury aspects, and work towards enhancing capacity and execution. These changes enable Omaxe Limited to tap into future possibilities, amid the growing urbanisation trend, government support, and increasing demand for integrated construction in Indian cities.

Omaxe is committed to delivering spaces aligned to customers' needs and turning their dreams into reality. It provides multiple real estate options catering to their different housing and business needs. The Company optimises its land bank and proactively enters the high-potential geographies with the right real estate alternatives.

Diversification is the focal point in today's real estate market and Omaxe is already on this path with diverse geographies and projects.

It will continue with this strategy in future also. Moreover, it also looks forward to expanding into commercial and retail infrastructure in metro and tier-I cities. This strategic stance will balance the project portfolio and diversify revenue streams.

Diversification is the focal point in today's real estate market, and Omaxe is already on this path with diverse geographies, diverse projects, diverse revenue mix, and diverse nature of execution. It is strategically well placed with the new-age leadership and market-aligned agile growth model. Its focus remains on delivering well-developed spaces across urban and tier II & III landscapes.

3. BUSINESS PERFORMANCE REVIEW

In FY26, Omaxe focused on further strengthening and deepening its presence across diverse cities and states. In line with this, Omaxe launched new residential and commercial projects, continued existing projects, and acquired land for future developments.

Omaxe announced integrated township and retail space projects suiting the user requirements in diverse cities. Omaxe launched new projects in Indore (UP), Ujjain (MP), Lucknow (UP) and Amritsar (Punjab) in FY26. It acquired 450-acre land for an integrated township project in Indore, further expanding its footprint in Madhya Pradesh state.

Omaxe continued to collaborate with institutions and partners, use credit sanctions and landbank optimally, expanding to different states, and diversify the offerings for uninterrupted growth.

RESIDENTIAL SEGMENT

During FY26, Omaxe continued to strengthen its residential business through a diversified portfolio spanning plotted developments, built-up residential projects and integrated townships across key markets. Omaxe's residential development activities during the year were focused across Lucknow, New Chandigarh, Faridabad, Palwal, Vrindavan and Bathinda, among other markets.

In Lucknow, the residential portfolio included GH-1 Grand Omaxe Regent, GH-1 Grand Omaxe Lincoln A and B, Metro City Phase 10, Metro City Phase 11 and The Nest. In New Chandigarh, Omaxe continued its residential development activity through Gardenia Floors Phase-2, Gardenia Floors-3, Gardenia Floors-3A and Gardenia Floors-3B, along with the Integrated Residential Township Phase 6, Phase 6A, Phase 6B and Phase 6C. Omaxe's residential developments also included Omaxe New Palwal in Palwal, Omaxe Eternity-2 Phase-1 in Vrindavan, Natures Home in Bathinda and Omaxe Residences in Sector 79, Faridabad.

Omaxe also expanded its luxury residential offerings with Resort The Retreat in New Chandigarh and The Resort in Lucknow.

Omaxe continued to focus on delivering planned residential communities that offer a combination of housing options, supporting infrastructure and amenities, aligned with the evolving needs of homebuyers across its markets.

Artistic Impression - The Omaxe State, Dwarka, New Delhi

During FY26, Omaxe completed and handed over 4.76 million square feet of built residential area, reflecting continued progress in execution and delivery across its residential portfolio.

COMMERCIAL SEGMENT

During FY26, Omaxe continued to expand its commercial development activities across key markets, with a focus on creating organised commercial destinations through retail, commercial plotted and other formats.

In New Chandigarh, Omaxe's commercial developments included Commercial 2 Phase 2, World Street West Zone, The Lake Commercial Phase-2 and Urban Square-14. In Sector 79, Faridabad, Omaxe continued development activity across London Street Extension, SCO Phase-3 Extension and Omaxe World Mall. In Ludhiana, Omaxe Chowk represented a key commercial development during the year.

During FY26, Omaxe delivered 0.57 million square feet of developed area in the commercial segment, supporting the continued expansion of its commercial footprint across its key markets.

MIXED-USE SEGMENT:

During FY26, Omaxe continued to advance integrated developments designed to bring together residential, commercial and supporting infrastructure within planned destinations.

In Amritsar, Omaxe announced the development of Omaxe New Amritsar Integrated Township, an integrated township development. In Ludhiana, the Company announced Omaxe New Ludhiana, a residential township development. During the year, Omaxe also announced Madhya Pradesh's first integrated township in Indore, further expanding its presence in the integrated development segment. In New Chandigarh, the Company continued to advance its integrated residential township developments, including Integrated Residential Township Phase 6, Phase 6A, Phase 6B and Phase 6C.

These developments reflect Omaxe's approach to creating integrated communities with planned infrastructure and complementary facilities, while catering to the evolving requirements of residents and local markets.

PUBLIC-PRIVATE-PARTNERSHIP PROJECTS (PPP)

During FY26, Omaxe continued to expand its Public-Private-Partnership initiatives through BeTogether, its platform for PPPs, joint ventures and other collaborative development opportunities.

Under its partnership with the Uttar Pradesh State Road Transport Corporation (UPSRTC), BeTogether is developing six modern Bus Ports across four cities in Uttar Pradesh, comprising two in Lucknow, two in Ghaziabad, one in Ayodhya and one in Prayagraj.

The projects are being developed as modern transportation destinations that integrate mobility infrastructure with retail, commercial, hospitality and community-oriented spaces. Through these developments, Omaxe is advancing its focus on Transit-Oriented Development and creating integrated destinations around key transportation infrastructure.

MAJOR PROJECTS UPDATES

During FY26, Omaxe continued to focus on execution, delivery and development progress across its residential, commercial and integrated development portfolio. Omaxe's activities during the year spanned key markets including Lucknow, New Chandigarh, Faridabad, Palwal, Vrindavan, Bathinda, Amritsar and Ludhiana, while its PPP initiatives further expanded its presence across Lucknow, Ghaziabad, Ayodhya and Prayagraj in Uttar Pradesh.

Omaxe completed and handed over 4.76 million square feet of built residential area and delivered 0.57 million square feet of developed commercial area during FY26. These deliveries reflect the Company's continued focus on execution and timely completion across its development portfolio.

As of 31st March 2026, Omaxe had received 172 RERA registrations, including 56 completed projects, while 116 projects were under various stages of development across segments.

Artistic Impression - Omaxe Hi-Street, Omaxe Metro City, Lucknow

The Company sold 173 residential units for INR 800 crore.

- **New Amritsar Township**

  Omaxe has infused ₹1,000 crore in the 260-acre New Amritsar Township, enhancing its presence in Punjab, during FY26. It estimates to complete phase one of this project by developing a land parcel of 127 acres, in due time. The development features residential plots, commercial spaces, and a school and includes amenities such as wide internal roads, landscaped greens, walking tracks, clubhouse, and all-time security. The project site is located on GT Road, about 12 minutes from the Golden Temple, and benefits from regional infrastructure developments.

- **Large Integrated Township in Indore**

  Omaxe has acquired a land parcel of 450 acres in Indore's fastest-developing zone. Omaxe will invest ₹1,200 crore and has plans to complete the project in phases. The proposed township features residential plots, housing clusters, a school, hospitals, parks, recreational spaces, green belts, and integrated general amenities. The amenities will include power and water setup, wide internal roads, round-the-clock security, and pedestrian paths. The project is a critical milestone in the Company's expansion into the state of Madhya Pradesh and is expected to generate ₹2,500 crore of revenue in next few years.

Actual Image - Omaxe The Palace, Lucknow

- **Substantial Completion of SWAMIH-funded residential projects**

  (New Chandigarh and Prayagraj)

  Omaxe substantially completed a premium group housing project named The Lake in New Chandigarh (comprising 1402 units and 28,00,205 sq. ft saleable area) and Omaxe Shiva in Prayagraj (304 independent floor units across 5,60,680 sq. ft) in FY26. The projects were partially funded under last-mile credit facilities for affordable and mid-income housing. Omaxe drew less than the sanctioned amount and repaid it fully before the schedule, signifying its focus on efficient fund use, sustained cash flows, and timely project execution.

- **Omaxe Chowk in Ludhiana**

  Omaxe announced an ₹500 crore investment in a 5.25-acre mixed-use project at Ghumar Mandi, Ludhiana. It has collaborated with the Rail Land Development Authority (RLDA) and expects to complete it by 2030. The development aims to build an integrated retail-cum-residential project, featuring shopping stores, dining outlets, entertainment centres, and modern habitats. It also includes a food and experience zone, named 'Dawatpur'.

- **Launch and Record Sale of Omaxe Residences and The Grand Europe**

  Both the ultra-luxury projects are located in Sector 79 of Faridabad, within the World Street township of Omaxe. These projects were officially launched on February 18, 2026 and the Company sold 173 residential units for ₹800 crore. Omaxe will invest approximately ₹1,060 crore in the Faridabad real estate ecosystem, in phases. It witnessed high demand and complete sellout within three weeks of the launch, i.e. by March 5, 2026. The Completion timeline for Omaxe Residences and The Grand Europe is December 2030. Omaxe also sold commercial units of 120 shop-cum-office (SCO) units in the same city of Faridabad, which is expected to be completed by August, 2030. The construction is going on in full swing at present.

- **Harmanpreet Kaur-Pink Stand in Omaxe State**

  Omaxe announced to name a key stand in the Omaxe State cricket stadium after Harmanpreet Kaur, captain of the Indian women's cricket team. This key stand, having a capacity of 1500+ seats, will be located in the North Lower Bowl as a part of the 30,000-seater stadium, and its development will be completed by 2027.

- **An Ambitious Project – The Omaxe State**

  Omaxe has commenced the development of a multi-sports stadium, retail and hospitality hub – Omaxe State in Delhi in collaboration with the Delhi Development Authority (DDA). Omaxe has partnered with Bentel Associates and other 25 global consultants to meet world standards in design and quality. The Omaxe State comprises of a stadium of 55,000 sq. meter, an indoor-outdoor sports centre of 30,000 square meter, and a retail space of 48,000 sq. meter. The active construction is underway with a revised timeline of December 2027 in place of March 2029.

- **Other Projects In Progress**

  New Singapore (Premium retail space) and Clarkee (Nightlife district) of Faridabad, Haryana, are in progress. The active pipeline includes townships in New Chandigarh, Indore, Lucknow and Vrindavan and residential projects in Prayagraj, Faridabad, and several other projects in multiple cities. Besides, the project of UP Bus Ports Modernisation, in partnership with the Uttar Pradesh state government, is also actively underway in Ghaziabad, Lucknow, Prayagraj and Ayodhya.

  Omaxe has undertaken various built-up and plotted projects in residential and commercial space in New Chandigarh– a vital part of Chandigarh Tricity, located near southwest of Chandigarh. Moreover, it has launched two mixed-use projects in Ludhiana, an integrated township and commercial projects in Amritsar and a residential project in Bathinda, while it announced commercial and residential built-up projects in New Chandigarh.

The projects delivered

Omaxe operates in three real estate segments – residential, commercial, and plots. In these segments, the Company develops spaces differently in each of the projects, adding to the area delivered every year. The residential segment comprises integrated townships, group housing, and villas, while the commercial segment includes high-street shopping malls, office spaces, commercial towers and trade towers, shop-cum-office flexible spaces, food courts, dining & entertainment zones, and integrated commercial hubs. The plotted segment flexibly serves the residential and commercial space requirements with the standard plot configurations and overall amenities.

Key Delivery Metrics

During FY26, Omaxe delivered a net area of 5.33 million square feet, comprising residential area of 4.76 million square feet and a commercial area of 0.57 million square feet

Omaxe's net delivered area grew by 24% during FY26, from the previous year displaying its capabilities and expertise in the real estate sector.

4. FINANCIAL PERFORMANCE HIGHLIGHTS

Particulars	FY25 (INR Crore)	FY26 (INR Crore)	YoY Change (%)
Total Income	1,636.97	1,339.74	(18.16)
Profit Before Tax	(764.02)	(899.12)	(17.72)
Profit After Tax	(685.40)	(696.80)	(1.66)
Total Borrowings	743.56	1,425.17	91.66
Cash and Cash Equivalents	300.93	490.38	62.95

- **Total Income from Operations:** The total income of the Company stood at ₹1,339.74 crore, registering a decline of 18.16% over the previous year.
- **Profit Before Tax (PBT):** The profit before tax remained negative for the FY26 with a loss of ₹899.12 crore, compared to PBT loss of ₹ 764.02 crore.
- **Profit After Tax (PAT):** The financial loss after tax for FY26 was ₹696.80 crore compared to ₹685.40 crore in the previous year FY25.
- **Total Borrowings:** Both the short-term and long-term borrowings rose during FY26 on account of more project investments.
- **Cash and Cash Equivalents:** A noteworthy surge has been noticed in cash and cash equivalents because of raising debt to fund the development activities.


Actual Image - India Trade Center (ITC), Greater Noida

5. KEY FINANCIAL RATIOS

Parameters	FY25	FY26	Change %	Remarks
Debtors Turnover Ratio (times)	4.68	4.37	-6.62%	Minor Change
Inventory Turnover Ratio times)	0.19	0.15	-21.05%	Minor Change
Interest Coverage Ratio (times)	-0.81	-1.34	65.43%	Due to increase in interest cost, ratio declined
Current Ratio (times)	0.95	0.97	2.11%	Minor Change
Debt Equity Ratio (times)	-1.85	-1.30	-29.73%	Due to increase in losses, ratio becomes negative
EBITDA Margin (%)	-32.00%	-45.00%	40.05%	Due to increase in cost, ratio becomes negative
Net Profit Margin (%)	-42.00%	-52.00%	24.22%	Due to increase in cost, ratio becomes negative

6. OUTLOOK AND STRATEGY

A. OUTLOOK

The Indian real estate sector is expected to continue benefiting from the country's strong economic fundamentals, sustained urbanisation, increasing infrastructure investments and supportive policy initiatives. Continued public expenditure on infrastructure, coupled with evolving consumer preferences and improving connectivity, is expected to support demand across residential, commercial, retail and integrated developments, particularly in metropolitan as well as tier II and tier III cities.

The construction sector is expected to remain a key contributor to India's economic growth by facilitating the development of long-term productive assets across residential, commercial, industrial, logistics, healthcare, hospitality and urban infrastructure segments. The increasing adoption of technology and digital solutions across the real estate value chain is also expected to improve operational efficiencies, customer experience and transparency.

Institutional participation through Real Estate Investment Trusts (REITs), Small and Medium Real Estate Investment Trusts (SM REITs), Alternative Investment Funds (AIFs), private equity investments and continued infrastructure spending is expected to support capital formation and liquidity in the real estate sector. In addition, evolving monetary policy, subject to prevailing macroeconomic conditions, may continue to influence financing costs and consumer sentiment.

Artistic Impression - BeTogether Centre Point, Ghaziabad

Demand across premium housing, commercial office spaces, warehousing and organised retail is expected to remain supported by urbanisation, expansion of Global Capability Centres (GCCs), growth in e-commerce, manufacturing and logistics, and changing consumption patterns.

Against this backdrop, Omaxe remains focused on disciplined project execution, timely delivery of quality developments, prudent capital allocation and customer-centric growth. Omaxe diversified project portfolio, strategic land bank, experience in executing integrated townships, commercial developments and Public-Private Partnership (PPP) projects, together with its presence across multiple geographies, position it to pursue growth opportunities in line with evolving market dynamics.

While Omaxe remains optimistic about the long-term prospects of the Indian real estate sector, its business outlook will continue to be influenced by macroeconomic conditions, regulatory developments, interest rate movements, input costs and geopolitical factors. Omaxe will continue to focus on sustainable growth, operational excellence, strong corporate governance and prudent risk management with the objective of creating long-term value for all stakeholders.

B. KEY STRATEGIES

Omaxe continued to pursue its long-term growth strategy during FY26 by strengthening its presence across existing markets, expanding into new geographies, diversifying its project portfolio and enhancing execution capabilities. The Omaxe's strategic focus remained on developing integrated townships, mixed-use developments and commercial infrastructure, while optimising its land bank, pursuing suitable Public-Private Partnership (PPP) opportunities and maintaining a customer-centric approach. These strategic initiatives are aimed at supporting sustainable growth, improving operational efficiency and creating long-term value for all stakeholders.

Actual Image - Omaxe Chowk, Chandni Chowk, Delhi

- **Geographic Expansion**

  During FY26, Omaxe continued to strengthen its presence across its existing markets while expanding into new geographies to broaden its footprint. Omaxe launched residential and commercial developments across key markets and entered new cities including Indore (Madhya Pradesh), Ujjain (Madhya Pradesh) and Bathinda (Punjab). This expansion strategy is aimed at leveraging emerging opportunities in high-growth markets and enhancing Omaxe's presence across northern and central India.

- **Diversified Project Portfolio**

  Omaxe continued to maintain a diversified portfolio spanning residential, commercial and mixed-use developments, enabling it to cater to varied customer segments and market requirements. During the year, Omaxe expanded its portfolio through the launch and execution of integrated townships, plotted developments, group housing projects, retail spaces and commercial developments across multiple cities. The diversified project mix is intended to provide balanced growth opportunities while mitigating concentration risks across geographies and asset classes.

- **Integrated Township & Mixed-use Development Strategy**

  Integrated township development remains a key strategic focus. Omaxe continued to develop large-scale integrated townships comprising residential units, commercial spaces, retail outlets and supporting social infrastructure, including recreational and community facilities. During FY26, Omaxe expanded its integrated township portfolio across cities such as Lucknow, Mohali, Indore, Ujjain and Amritsar. Omaxe also continued to develop mixed-use projects designed to meet the evolving residential, commercial and lifestyle requirements of customers while creating sustainable urban communities.

- **Public-Private Partnership (PPP) Strategy**

  Public-Private Partnership (PPP) projects continue to form an important component of the Omaxe's long-term growth strategy. Omaxe has established experience in developing large-scale urban infrastructure and commercial developments in collaboration with government authorities. Omaxe continued the development of marquee PPP projects, including The Omaxe State and The Omaxe Chowk in Delhi, and progressed with the development of modern bus terminal projects across key cities in Uttar Pradesh in partnership with the Uttar Pradesh State Road Transport Corporation (UPSRTC). Omaxe intends to pursue suitable PPP opportunities that align with its strategic objectives and development capabilities.

- **Land Bank Optimisation**

  Omaxe continued to optimise its land bank through strategic acquisitions and efficient utilisation of existing land resources to support its future development pipeline. During the year, Omaxe strengthened its land portfolio through the acquisition of land for an integrated township project in Indore, reinforcing its long-term growth strategy in Madhya Pradesh. Omaxe remains focused on prudent land acquisition and disciplined capital allocation to ensure sustainable project development.

- **Customer-centric Development & Execution Excellence**

  Omaxe remains committed to delivering quality developments that address the evolving needs of homebuyers, businesses and investors. Omaxe continued to focus on timely project execution, effective stakeholder engagement and operational excellence while strengthening its execution capabilities across residential, commercial and mixed-use developments. Supported by its diversified portfolio, experienced management team and customer-centric approach, Omaxe remains focused on creating long-term value for all stakeholders through sustainable and responsible growth.

7. MARKET OPPORTUNITIES AND GROWTH DRIVERS

Real estate, being a crucial part of infrastructure and private consumption, holds immense growth potential in the Indian economy. Based on recent trends and developments, the sector is likely to experience substantial growth and momentum across all segments. The segments include housing, office spaces, healthcare facilities, hospitality structures, warehousing, and retail.

- **Supportive Regulatory Policy**

  Indian government supports real estate activities to strengthen infrastructure and housing facilities in the country by promoting RERA and GST reforms, financial incentives, private-public partnerships, an automatic route for foreign direct investment and housing schemes. The RERA reforms enable speedy approvals for the real estate projects while tax holidays for affordable housing projects provide a required boost and broaden the margins of the developers.

  Many developers, including Omaxe, get access to the SWAMIH (Special Window for Affordable and Mid-Income Housing) Investment Fund to complete stalled projects. Moreover, the Pradhan Mantri Awas Yogna (PMAY -Urban) and (PMAY - Rural) schemes indirectly generate mass demand for housing projects. As Omaxe Limited operates across diverse real estate segments and states, it stands to benefit from the government push, avoiding any project delay or disruption.

- **Spurt in Housing Demand**

  India's housing market has stabilised and is observing a shift towards high-end residential units. Rising wealth and NRI investments have driven the demand, while developers have launched more than 50% luxury residential projects, making this segment a dominant contributor to Indian real estate. The mid-segment housing has also witnessed a revived demand due to reduced home-loan rates and strong national income growth. An anticipation of rapid urban migration and an increase in urban population is likely to surge demand for housing.

  > **The housing segment trend is likely to boost growth and revenues of the Company with each project completion.**

  Omaxe has various residential projects in the pipeline, including premium and affordable housing. The government's schemes also partially fund the urban housing and stalled projects. The segment trend is likely to boost the growth and revenues of the Company with each project completion.

- **Tier-II and Tier-III Expansions**

  New infrastructure is increasingly connecting tier-II and tier-III cities through highways and airports, converting them into preferred locations. Also, there has been surge in the demand for commercial spaces including for IT offices, E-commerce, and flex-work spaces besides larger homes in suburban and tier II cities. Developers are increasingly moving towards infrastructure-led growth corridors in these cities.

  Omaxe has expanded into tier II and III locations and strengthened its presence, monetizing the demand for all kinds of spaces in these locations. It will continue to deliver residential and commercial projects with its current pipeline in the non-metro cities of India.

- **Robust Retail Expansion**

  According to CBRE, demand by licensed and professionally managed supermarkets, e-commerce, and chain stores driving the organised retail is likely to accelerate due to robust pipeline of investment-grade mall concentrated in Delhi-NCR, Hyderabad, and Kolkata. The high streets serving global brands are also witnessing redevelopment or new development. Mixed-use projects and highway transit hubs providing curated luxury retail are in progress to capture consumer spend. With its imminent and strong pipeline of high street malls and other mixed-use projects, Omaxe is likely to gain in the market by offering the required spaces to the businesses.

  > **The office space segment is witnessing the largest office-space occupancy by the core sectors (IT, BPM, BFSI and Manufacturing), massive adoption of flex office spaces, and expansion of data centres.**

- **Surge in Office Space Segment**

  The office space segment is witnessing the largest office-space occupancy by the core sectors (IT, BPM, BFSI and Manufacturing), massive adoption of flex office spaces, and expansion of data centres. As per JLL, report, India's net office absorption reached 57 million sq. ft. in 2025 with 14.1% y-o-y growth leaving historically low Pan India vacancy in Delhi-NCR and Mumbai due to high demand.

  Omaxe has various shop-cum-office projects in pipeline across multiple cities where Omaxe is present. Availability of various size options and prime location of the projects are anticipated to capture the desired occupancy and lease revenues.

Sources:

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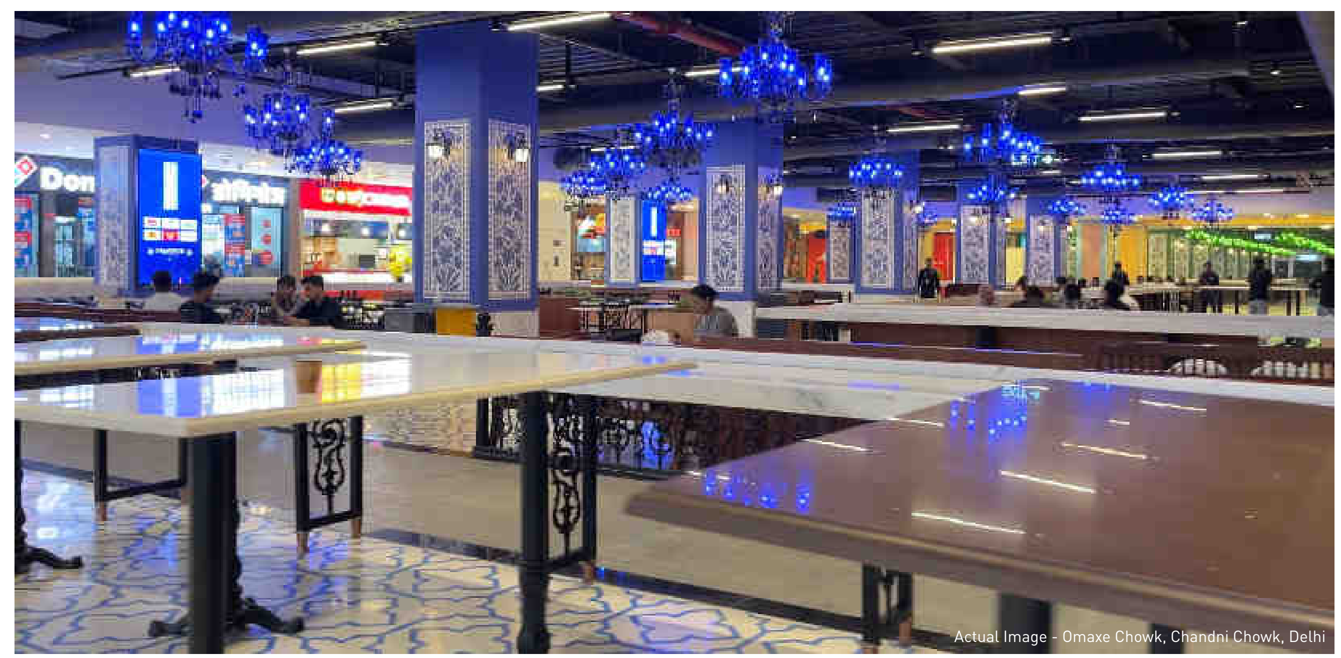

Actual Image - Omaxe Chowk, Chandni Chowk, Delhi

8. KEY RISKS AND MITIGATION MEASURES

The real estate sector faces certain risks like any other sector. The major concerns are ever-increasing land prices, poor infrastructure, and regulatory environment. They escalate costs, interrupt or extend the timelines of projects, and reduce productivity. Omaxe, being a real estate developer, is prone to multiple business risks. However, it embraces an effective risk mitigation system and delivers the best possible outcomes in the given circumstances. Following are the key risks and mechanisms to mitigate the same-

- **Project Overrun Risk**

  This risk is related to delays in projects for various reasons, thereby negatively impacting the image of the Company. It exposes the Company to consumer activism. The project overrun also implies delayed payments to workers and vendors and deliveries to property buyers. At times, the developer has to defer the rentals and revenues in the commercial segment.

  Mitigation

  Omaxe follows a structured project management framework with defined milestones, periodic progress reviews and continuous monitoring of construction activities. It works closely with contractors, consultants and regulatory authorities to facilitate timely execution and proactively addresses operational challenges to minimise delays.

- **Rising Cost Risk**

  Broader infrastructure & economic conditions, and availability of materials often affect the price of various inputs and services required for the construction projects. They may escalate the development cost and in turn, adversely affect the margins of the Company.

  Mitigation

  Omaxe's key project personnel follow efficient construction techniques for optimum raw material consumption to contain the cost while minimizing delays. Omaxe also enters into long-term rate contracts for cost predictability wherever feasible, thereby exercising reasonable control of cost escalation.

- **Regulatory Risk**

  As real estate is an integral part of the infrastructure sector and a highly regulated one, the Company can face delays in project approvals. This can result in challenges in land acquisition due to changes in laws and suspension or delay in execution because of environmental regulations at different stages. This may lead to timeline extensions, cessation of ongoing or future projects and futile investment.

  Mitigation

  Omaxe maintains a robust compliance framework supported by experienced legal and regulatory teams. It closely monitors changes in the regulatory landscape, engages proactively with statutory authorities and ensures timely compliance with applicable laws and regulatory requirements.

- **Market Risk**

  Omaxe's operational revenues are a direct function of market demand. There may be a slump, rise or sustained demand for developed real estate units due to various uncontrollable factors. The factors can be housing loan rates, macroeconomic downturns, availability of credit, individual financial conditions, rental trends, and so on. Being a highly competitive industry, the competition also poses risks to the Omaxe's market share, thereby eroding top line and bottom line. All these may result in unsold inventory. Omaxe may face difficulty in acquiring prime land parcels and may postpone or cancel expansion plans, restricting growth.

  Mitigation

  Omaxe actively monitors market trends and identifies customer preferences to align its offerings. Omaxe has emerged as a user-centric developer, so it uses its brand to stand apart from its competitors and win customer loyalty. Moreover, by developing assorted properties across segments, Omaxe balances its portfolio and diversifies and distributes its risk. Omaxe focuses on competitiveness in government and government authority bidding and financial tie-ups, while acquiring land parcels to avoid delays or impediments to land acquisitions.

> **To mitigate this financial risk, Omaxe works on improving regular cashflows and overall liquidity by diversifying revenue streams.**

- **Funding Risk**

  Real estate projects entail massive investments across different phases of development and long gestation periods. Therefore, it may, at times, become difficult for Omaxe to secure sufficient funds on time, leading to delayed or stalled projects. Also, rising interest rates often increase the finance costs, impairing profitability.

  Mitigation

  To mitigate this financial risk, Omaxe works on improving regular cash flows and overall liquidity by diversifying revenue streams. It collaborates with financial institutions, uses government credit facilities, and actively explores other sources. Omaxe also evaluates the viability and importance of all assets and monetise them accordingly. Omaxe ensures the highest level of due diligence at the planning stage to justify the fund allocation to projects.

- **Legal Risk**

  Multiple vendors, partners, and customers are connected with different real estate projects. This interdependency may lead to disputes, thereby damaging reputation and finances. Also, the developers may face penalties, apprehensive tie-ups, and loss of business credibility if they fail to fulfill contractual obligations. They are also exposed to unclear or disputed title issues during land acquisition, leading to delays and triggering legal battles.

  Mitigation

  Omaxe has a proper legal due diligence process in place for comprehensive legal reviews before entering into contracts and also prior to land acquisition. This due diligence prevents any legal pitfalls. Experienced legal professionals work closely with business teams to manage contractual obligations, safeguard the Company's interests and minimise legal exposure.

- **Human Resource Risk**

  The developmental activities require a large number of labors and supervisors and their working hours, along with specialised machines and equipment. The Company is prone to experience labor shortage or their non-availability due to considerable dependency on them. Moreover, skill deficiency and employee turnover may add to the challenges. Besides, in order to run its business efficiently, the Company is also dependent on skilled manpower and managerial resources. The acquisition and retention of the right talent,

> **Omaxe has a proper legal due diligence process in place for comprehensive legal reviews before entering into contracts and prior to land acquisition.**

across levels, may become difficult and can lead to impediments to the company's operations and project execution.

Mitigation

To mitigate human resource risks, Omaxe continues to foster a people-centric work environment through employee-friendly policies aimed at attracting, retaining and developing skilled talent. It promotes a culture of transparency, collaboration and open communication, while providing a safe and inclusive workplace. Omaxe also invests in learning and development initiatives, leadership development and capability-building programmes to enhance employee competencies, support career progression and strengthen organisational effectiveness.

9. INTERNAL CONTROL, GOVERNANCE AND COMPLIANCE

A thorough internal control system has been designed by the Company based on around four decades of industry experience. Various functions such as finance, operations, legal, marketing, and human resources are monitored and controlled through sound policies and processes. The quality management system is in place to scrutinise design, planning, construction and marketing.

Internal auditors and statutory auditors conduct periodic audits to check whether activities are on track and identify pitfalls, if any. They prepare and submit a report that is reviewed by the directors in Audit Committee. Based on internal committees' feedback, the functional or respective responsible officials undertake corrective measures in their areas, to contain any deviation. This whole internal control system ensures compliance of applicable regulations, and optimal usage of resources while protecting the interests of stakeholders.

Artistic Impression - BeTogether Centre Point, Prayagraj

A strong governance framework established by the promoters and directors is at the base of this control system. It encourages transparency, accountability, and ethical practices throughout the organisation. The senior management regularly updates compliance mechanisms to align with the changing policies. This sound framework of governance, audit and compliance promotes and supports sustainable business practices and boosts shareholder support.

10. ESG AND SUSTAINABILITY

As our operational footprint grows, we ensure our impact on the earth becomes lighter. Our township models prioritize green belts, pedestrian paths, and sustainable infrastructure to foster environmentally responsible living spaces.

We owe our structural marvels to our dedicated labor force. Our operations embrace employee-friendly policies, continuous learning and development programs, and a healthy working environment to prevent friction and promote growth.

Our growth is anchored by a robust internal control system guided by sound corporate policies. Internal and statutory audits, combined with a strong governance framework led by our promoters and directors, ensure ethical practices, regulatory compliance, and proactive risk management across all functions.

11. HUMAN RESOURCES

Workforce is an invaluable asset for Omaxe. Omaxe follows effective human resource policies to recruit, retain, appraise and train the employees. We organise engagement and learning programs for them. We also reward the employees for their invaluable contribution and ensure their well-being and satisfaction by continually improving HR processes.

Omaxe holds workshops to enhance skill sets and career growth. The employees are assigned individual goals as per the company objectives. This goal acts as a motivating force for employees and improves overall business efficiency. We also exercise an open-door policy to listen to the employees' concerns, opinions and suggestions and implement them as required. This policy leads to higher involvement and lower attrition.

Omaxe had strong and motivated team of 1650+ permanent employees, as of March 31 2026.

12. FORWARD-LOOKING STATEMENT

Statements in the Management Discussion & Analysis Report detailing the Company's objectives, projections, estimates, expectations or predictions may be forward-looking statements within the meaning of applicable securities laws and regulations. These statements being based on certain assumptions and expectations of future event; actual results could differ materially from those expressed or implied. Important factors that could make a difference to the Omaxe's operations include economic conditions affecting domestic demand supply conditions, finish goods prices, changes in Government Regulations and Tax regime etc. Omaxe assumes no responsibility to publicly amend, modify or revise any forward-looking statements on the basis of subsequent developments, information or events.

BOARD'S REPORT

BOARD'S REPORT

Dear Members,

Your Directors have pleasure in presenting the 37th (Thirty-Seven) Annual Report on the business and operations of the Company together with the audited financial statements of the Company for the financial year ended on March 31, 2026.

1. FINANCIAL HIGHLIGHTS

A brief overview of the standalone and consolidated financial performance of the Company for the financial year ended on March 31, 2026 is as follows:

(Rupees in Crores)

Particulars	Standalone		Consolidated	
	31.03.2026 (Audited)	31.03.2025 (Audited)	31.03.2026 (Audited)	31.03.2025 (Audited)
Revenue from Operations	453.64	389.85	1,253.40	1,560.99
Other Income	61.03	60.12	86.34	75.98
Total Income	**514.67**	**449.97**	**1,339.74**	**1,636.97**
Expenses				
Operating Expenditure	492.01	409.35	1,761.9	2,010.84
Employee Benefit Expense	40.53	44.77	24.51	24.09
Depreciation and Amortization Expenses	20.19	26.31	34.51	36.69
Finance Cost	158.25	123.39	255.11	195.30
Other Expenses	63.29	51.46	162.82	133.80
Total Expenses	**774.27**	**655.28**	**2,238.85**	**2,400.72**
Profit/(Loss) Before Tax	**(259.60)**	**(205.31)**	**(899.12)**	**(764.02)**
Tax Expenses	(63.99)	11.72	(202.90)	(78.62)
Share of profit/(loss) in associates	-	-	(0.01)	(0.27)
Profit/(Loss) before comprehensive income	(195.61)	(217.03)	(696.80)	(685.40)
Other comprehensive incomes	(0.64)	1.00	0.47	0.46
Total Comprehensive Income for the year	(196.25)	(216.03)	(696.33)	(684.94)

2. REVIEW OF BUSINESS OPERATIONS

During FY26, Omaxe Limited continued to strengthen its presence across key markets through a diversified portfolio of residential, commercial and integrated developments, while expanding into new geographies. The Company launched and progressed projects across markets including Lucknow, New Chandigarh, Faridabad, Amritsar, Ludhiana, Bathinda, Ujjain and Indore, and acquired 450 acres of land in Indore for a proposed integrated township. During the year, the Company delivered 5.33 million square feet, comprising 4.76 million square feet of residential and 0.57 million square feet of commercial area. Its PPP portfolio also progressed through the development of six modern Bus Ports across four cities in Uttar Pradesh in partnership with the Uttar Pradesh State Road Transport Corporation. The Company's operations during the year remained focused on disciplined project execution, geographic diversification, optimisation of its land bank and development of integrated destinations aligned with evolving market and customer requirements.

3. OUTLOOK

The Indian real estate sector is expected to remain supported by economic growth, urbanisation, infrastructure development, improving connectivity and evolving consumer preferences. Demand across residential, commercial, retail and integrated developments is expected to remain relevant across metropolitan and Tier-II and Tier-III cities.

Omaxe remains focused on disciplined project execution, timely delivery, prudent capital allocation and customer-centric development. Its diversified portfolio, strategic land bank, multi-geography presence and experience in integrated townships, commercial and PPP projects provide a foundation to pursue emerging opportunities. The Company remains mindful of macroeconomic, regulatory, interest rate, input cost and other external factors and will continue to focus on sustainable growth, operational excellence, governance and prudent risk management.

4. TRANSFER TO RESERVES

During the year under review, in view of the losses, the Board of Directors of your Company has decided not to transfer any amount to the General Reserves.

5. DIVIDEND

The Board of Directors of your Company has decided not to recommend any Dividend on Preference Shares & Equity Shares of the Company for the Financial Year ended on 31.03.2026, due to losses/ absence of profits.

6. DIVIDEND DISTRIBUTION POLICY

In terms of Regulation 43A of SEBI (LODR) Regulations, 2015, the Dividend Distribution Policy is available at the website of the Company at https://www.omaxe.com/investor/dividend-distribution-policy.

7. SHARE CAPITAL OF THE COMPANY

The paid-up equity share capital of the Company stands at 182900540 fully paid up equity shares of Rs.10/- each. There is no change in the authorized, issued and paid-up equity share capital of the Company during the financial year 2025-26.

8. INVESTOR EDUCATION & PROTECTION FUND (IEPF)

During the financial year 2025-26, in accordance with the applicable provisions of Companies Act, 2013 (hereinafter referred to as "the Act") read with Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (hereinafter referred to as the "IEPF Rules"), an unclaimed dividend aggregating to Rs. 2,08,660/- and corresponding 28145 equity shares, pertaining to unclaimed dividend for the financial year 2017-18, were transferred to the Investor Education and Protection Fund (IEPF). The details of dividend and shares transferred by the Company to IEPF are available on the websites of the Company and IEPF Authority. Those members whose dividend and/or shares have been transferred to IEPF Authority are advised and requested to follow the procedure specified by IEPF Authority for claiming their dividend/shares, or may write to MUFG Intime India Private Limited, Registrar & Share Transfer Agent (RTA) of the Company. Additionally, the total amount of unclaimed matured deposits and interest thereon, pertaining to financial year 2025-26, amounting to Rs. 3,49,700/-, was transferred to the Investor Education and Protection Fund (IEPF).

9. DIRECTORATE & KEY MANAGERIAL PERSONNEL

During the year under review, based on the recommendation of the Nomination and Remuneration Committee, the Board appointed Mr. Satbir Singh (DIN: 06887978) and Mr. Gurnam Singh (DIN: 08357396) as Additional Directors in the category of Non-Executive Independent Directors for a term of three consecutive years with effect from May 15, 2025 and May 28, 2025, respectively. Subsequently, the Members of the Company approved their appointments as Non-Executive Independent Directors. Further, Ms. Binitha Manohar Dalal (DIN: 08055468) and Mr. Gurnam Singh (DIN: 08357396) resigned from the Directorship of the Company with effect from April 25, 2025 and September 23, 2025, respectively, due to personal reasons and other professional commitments. The Board places on record its sincere appreciation for the valuable contributions made by Ms. Dalal and Mr. Gurnam Singh during their tenure with the Company and wishes them success in their future endeavors.

Furthermore, based on the recommendations of the Nomination & Remuneration Committee and the Audit Committee, Mr. Atul Banshal, Director-Finance, has been appointed as the Chief Financial Officer of the Company, under the designation of Director-Finance & Chief Financial Officer, effective from August 14, 2025. He succeeds Mr. Manoj Kumar Dua, who stepped down from the position of Chief Financial Officer at the close of business hours on August 13, 2025.

On the recommendation of the Nomination and Remuneration Committee and the Board of Directors, the Members approved the re-appointment of Mr. Aroon Kumar Aggarwal (DIN: 00828759) as a Non-Executive Independent Director for a second consecutive term of five years with effect from May 27, 2026, and Mr. Vinit Goyal (DIN: 03575020) as Whole-Time Director for a further term of five years with effect from April 12, 2026.

In accordance with the provisions of Section 152 of the Companies Act, 2013, Mr. Vinit Goyal (DIN: 03575020) will retire by rotation at the ensuing AGM and being eligible, has offered himself for his re-appointment. The Board of Directors of the Company has recommended his reappointment at the ensuing AGM. The resolutions seeking Members' approval for re-appointment of Mr. Vinit Goyal forms part of the AGM Notice.

10. COMMITTEE POSITION CONFIRMED BY THE DIRECTORS

Based on the disclosures received, the number of directorship(s), committee membership(s), and chairmanship of all the Directors of the Company are within respective limits prescribed under Companies Act, 2013 and SEBI (LODR) Regulations, 2015. Further, during the year under review, none of the executive directors of the Company served as an Independent Director in any other listed company. Necessary disclosures regarding committee positions in other public companies as on 31.03.2026 have been made by the directors and reported in the Corporate Governance Report which forms part of the Annual Report.

11. DECLARATION BY INDEPENDENT DIRECTORS

All the Independent Directors of the Company are registered in the data bank of Independent Directors pursuant to the provisions of the Companies (Appointment & Qualifications of Directors) Rules, 2014. The Company has received disclosures from all the Independent Directors that they fulfill conditions specified under Section 149(6) of Companies Act, 2013 and Regulation 16(1) (b) and 25(8) of SEBI (LODR) Regulations, 2015 and are Independent of the Management of the Company. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under Regulation 16(1) (b) and 25(8) of the SEBI (LODR) Regulations, 2015 and Section 149(6) of the Companies Act, 2013 and possess high integrity expertise and experience including the proficiency required to discharge the duties and responsibilities as Directors of the Company.

Independent Directors, in their disclosures submitted to the Company, have confirmed that they are not aware of any circumstances or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties.

Further, the details of Independent Director's meeting have been included in the Corporate Governance Report forming part of this Annual Report.

12. PUBLIC DEPOSITS

During FY 2025-26, the Company has not accepted any deposits from the public falling within the ambit of Chapter V of Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

Further, the existing outstanding & unclaimed deposits, aggregating to Rs. 0.35 Crore as on 31.03.2026, were accepted in compliance with the provisions of Sections 73 and 76 and other relevant provisions of the Companies Act, 2013 and Rules made thereunder, as amended from time to time.

The details of the Deposit are as follows:

a) Accepted during the year: Nil

b) Outstanding deposits as at the end of the year: Rs. 0.35 Crore

c) Whether there has been any default in repayment of deposits or payment of interest thereon during the year and if so, number of such cases and the total amount involved:

   i. At the beginning of the year: Nil

   ii. Maximum during the year: Nil

iii. At the end of the year: Nil

d) The details of deposits which are not in compliance with the requirements of Chapter V of the Companies Act, 2013: Nil

e) Details of National Company Law Tribunal (NCLT)/ National Company Law Appellate Tribunal (NCLAT) orders with respect to depositors for extension of time for repayment, penalty imposed, if any: Nil

These outstanding deposits have already been matured, but are unclaimed, and periodical reminders are being sent to the deposit-holders to claim the same. However, if any amount of these deposits will remain unclaimed for a period of seven years, such amount shall be statutorily transferred by the Company to Investors Education and Protection Fund (IEPF), in accordance with the applicable provisions of the Act and IEPF Rules.

13. CREDIT RATING

The details of the credit ratings awarded to the Company are provided in the Corporate Governance Report forming part of this Annual Report.

14. LISTING WITH STOCK EXCHANGES

The equity shares of your Company continued to be listed on the BSE Ltd. (BSE) and the National Stock Exchange of India Ltd. (NSE). The Company has paid annual listing fees for the FY 2025-26 & 2026-27 to BSE & NSE within prescribed timelines. The Company has also paid the Annual Custody Fees to National Securities Depository Limited ('NSDL') and Central Depository Services (India) Limited ('CDSL') for the period under review

15. STATUTORY AUDITORS & THEIR REPORTS

The Members of the Company at their 33rd Annual General Meeting, held on 28.09.2022, re-appointed M/s BSD & Co., Chartered Accountants, (Firm Registration No. 000312S) as Statutory Auditors of the Company for a second term of five years at a remuneration as decided by the Board of Directors of the Company.

The audit reports, issued by the Statutory Auditors of the Company, on standalone and consolidated financial statements of the Company for the financial year ended on 31.03.2026, do not contain any qualification or adverse remarks. The comments of the Statutory Auditors, when read together with the relevant notes to accounts and accounting policies are self-explanatory and therefore do not call for any further comments.

16. SECRETARIAL AUDITOR & THEIR REPORTS

Pursuant to the provisions of Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Members of the Company at their 36th Annual General Meeting (AGM) held on 29.09.2025, had approved the appointment of DMK Associates, Company Secretaries, as Secretarial Auditors of the Company for a term of 5 (five) consecutive years, commencing from FY 2025-26 to FY 2029-30. The Company has provided all assistance, facilities, documents, records and clarifications etc. to the Secretarial Auditors for conducting their audit. The Secretarial Audit Report in Form MR-3 and Annual Secretarial Compliance Report for the FY 2025-26 are annexed as Annexure IA & IB, respectively, to this report. The said reports do not contain any qualifications or adverse remarks and are self-explanatory and therefore do not call for any further explanation.

Pursuant to the provisions of Regulation 24A of SEBI (LODR) Regulation, 2015, the Secretarial Audit Reports of material unlisted subsidiaries of the Company i.e. M/s Omaxe New Chandigarh Developers Private Limited and M/s Omaxe Heritage Private Limited are annexed herewith as Annexure IC, ID respectively, forming part of this report. The said reports do not contain any qualifications or adverse remarks and are self-explanatory and therefore do not call for any further explanation.

17. COST AUDITOR & THEIR REPORT

M/s S.K. Bhatt & Associates, Cost Accountants were appointed as Cost Auditors to conduct the audit of cost records of the Company for FY 2025-26. The Company has maintained the necessary accounts and records as specified by the Central Government under Section 148 of the Companies Act, 2013 pertaining to the cost records and statement.

The report given by the Cost Auditors for the Financial Year 2025-26 shall be furnished to the Central Government within prescribed timelines as per provisions of applicable laws for the time being in force. The said report does not contain any qualifications or adverse remarks and is self-explanatory and therefore does not call for any further explanation.

Further, in terms of the provisions of Section 148 of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, the Board of Directors, at the recommendations of Audit Committee, had appointed M/s S.K. Bhatt & Associates, Cost Accountants as Cost Auditors to conduct the audit of the cost records of the Company for the FY 2026-27 at a remuneration of upto Rs. 2,00,000/- (Rupees Two Lakh only) plus out of pocket expenses and applicable taxes. The Board hereby recommends the remuneration of the Cost Auditors for ratification by the Members of the Company at their ensuing Annual General Meeting.

18. REPORTING OF FRAUD BY AUDITORS

During the year under review, the Auditors have not reported any instance of offence involving fraud in respect of the Company by its officers or employees under Section 143(12) of the Act.

19. CORPORATE SOCIAL RESPONSIBILTY (CSR)

A Corporate Social Responsibility (CSR) Committee has been constituted in accordance with the provisions of Section 135 of the Companies Act, 2013. The details of composition of CSR Committee are included in the Corporate Governance Report, forming part of this Annual Report. Pursuant to Section 135 of the Companies Act, 2013 and the applicable Rules made thereunder, the Company was not required to make any contribution towards Corporate Social Responsibility (CSR) activities during the financial year 2025-26, as it had incurred average net losses in the three immediately preceding financial years. The CSR Annual Report of NIL expenditure and other relevant details is annexed as Annexure II. The CSR policy of the Company is available at the website of the Company at https://www.omaxe.com/investor/other-codes-policies.

20. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The Management Discussion and Analysis Report for the year under review, as required under Regulation 34(2) (e) read with schedule V of SEBI (LODR) Regulations, 2015, as amended, is presented in a separate section forming part of this Annual Report.

21. CORPORATE GOVERNANCE REPORT

The Company is committed to maintaining the highest standards of corporate governance, founded on the principles of integrity, transparency, accountability and ethical business conduct. Its governance framework is designed to protect and enhance stakeholder value while ensuring compliance with applicable laws, regulations and best governance practices. The Board remains committed to discharging its fiduciary responsibilities effectively and to promoting sustainable long-term value creation while safeguarding the interests of all stakeholders, including minority shareholders.

Pursuant to Regulation 34(3) and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Part C of Schedule V thereto, the Corporate Governance Report forms an integral part of this Annual Report.

The certificate issued by the Statutory Auditors, M/s B S D & Co., Chartered Accountants, confirming compliance with the conditions of Corporate Governance as stipulated under Regulation 34(3) read with Part E of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is annexed to and forms part of the Corporate Governance Report.

22. BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT

Your Company is dedicated to strong Environmental, Social, and Governance (ESG) practices to ensure long-term sustainability and value creation. We have implemented comprehensive initiatives across all areas of our operations. These include energy efficiency measures, waste management, water conservation, and social programs supporting community welfare and diversity. Additionally, we maintain stringent governance practices to ensure compliance and ethical conduct. Our commitment to these ESG efforts reflects our dedication to responsible growth and a positive impact on our stakeholders and the environment.

In terms of Regulation 34 of the SEBI (LODR) Regulations, 2015, the Business Responsibility and Sustainability Report (BRSR) for FY 2025-26 is uploaded on the website of the Company at https://www.omaxe.com/investor/annual-reports.

23. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under section 134(5) of the Companies Act, 2013, with respect to Directors' Responsibility Statement, your Directors hereby confirmed that:

a. In the preparation of the annual accounts for the Financial Year ended 31.03.2026, the applicable Accounting Standards have been followed and there are no material departures;

b. The Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as on 31.03.2026 and of the Profit & Loss of the Company for the year ended on that date;

c. The Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d. The Annual Accounts of the Company for the Financial Year ended 31.03.2026 were prepared on a going concern basis;

e. The Directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and

f. The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

24. ANNUAL RETURN

Pursuant to Section 92(3) read with Rule 12 of the Companies (Management and Administration) Rules, 2014 and Section 134(3)(a) of the Companies Act, 2013, the copy of Annual Return in form MGT-7 for the FY 2025-26 is available at the official website of the Company at https://www.omaxe.com/investor/annual-return-as-per-section-92-of-companies-act-2013, in accordance with the provisions of the Companies Act, 2013.

25. BOARD MEETINGS

The Board of Directors of your Company met Five (5) times during the FY 2025-26. The details of such meetings are given in Corporate Governance Report forming part of this Annual Report. The intervening gap between these meetings was within the period prescribed under the Companies Act, 2013 and SEBI (LODR) Regulations, 2015. The notice and agenda including all material information and minimum information required to be made available to the Board under SEBI (LODR) Regulations, 2015, were circulated to all directors, well within the prescribed time, before the meeting or placed at the meeting with the permission of majority of Directors (including the Independent Directors) & Chairperson. During the year under review, separate meeting of the Independent Directors was held on 06.02.2026, without the presence of Non-Independent Directors and the members of the Company's Management.

26. COMPOSITION OF COMMITTEES OF BOARD OF DIRECTORS AND MEETINGS THEREOF

The details of composition of Committees of Board of Directors, their meetings held during the period under review and other relevant details/ information are included in the Corporate Governance Report forming part of this Annual Report.

27. PERFORMANCE EVALUATION OF THE BOARD, ITS COMMITTEES AND DIRECTORS

The Nomination & Remuneration Committee (NRC) has formulated criteria for evaluation of Board, its

Committees' functioning and individual Directors including Independent Directors and also specified that such evaluation will be undertaken by the NRC and the Board, pursuant to the Companies Act, 2013 and the Rules made thereunder read with the SEBI (LODR) Regulations, 2015. The details of the performance evaluation are provided in Corporate Governance Report forming part of this Annual Report.

28. POLICY ON APPOINTMENT OF DIRECTORS AND THEIR REMUNERATION

Pursuant to the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI (LODR) Regulations, 2015 the Board of Directors, at the recommendation of Nomination & Remuneration Committee (NRC) has framed a "Policy on Appointment and Remuneration of Director(s), KMP(s) and Senior Managerial Personnels (SMP)" (herein after referred to as "N&R Policy") which is annexed herewith as Annexure III and also available at the website of the Company at https://www.omaxe.com/investor/terms-conditions-of-appointment-of-independent-directors.

N&R Policy includes matters related to Director's appointment and remuneration including the criteria for determining qualifications, positive attributes, independence of a Director and other related matters. N&R Policy of the Company is aimed at inculcating a performance-driven culture.

The Board of Directors and Senior Management play a pivotal role in shaping the Company's long-term success. Our succession planning framework is designed to ensure a forward-looking and future-ready leadership team. NRC plays a central role in maintaining a well-balanced and diverse Board. As part of this process, NRC considers various factors—including the tenure of Directors and Senior Management, required skill sets, diversity parameters, and statutory compliance to enable seamless and effective succession planning.

Based on the recommendations of the NRC, the Audit Committee, and the Board, the Members of the Company had approved payment of commission up to 1% of the net profits of the Company, as computed under Section 198 of the Companies Act, 2013, to the Non-Executive Directors for a period of five financial years—from FY 2023-24 to FY 2027-28. However, in view of the loss/absence of profits for the financial year 2025-26, no commission was paid to the Non-Executive Directors during the year under review. The details of remuneration paid to Executive Directors, Non-Executive Directors, Independent Directors & other Key Managerial Personnel's are included in the Corporate Governance Report forming part of this Annual Report.

29. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENT

Your Company is engaged in the business of providing infrastructure facilities, i.e. housing, real estate development etc. The provisions of Section 186 of the Companies Act, 2013, except sub-section (1), are not applicable to the Company and the Company is in compliance with the provisions of sub-section (1) of Section 186 of the Companies Act, 2013. Further, the details of loans, guarantees, securities and investments have been disclosed in the notes to the Financial Statements.

30. COMPLIANCE BY LARGE CORPORATE

Your Company does not fall under the category of large corporate, as defined under SEBI vide its circular SEBI/HO/ DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023, as such no disclosure is required in this regard.

31. PARTICULARS OF CONTRACTS OR ARRANGEMENT WITH RELATED PARTIES

During the year, no materially significant related party transaction was entered by the Company with its Promoters, Key Managerial Personnel or other designated persons which may have potential conflict with the interest of the Company at large. Details of all related party transactions are disclosed in the financial statement of the Company forming part of this Annual Report. The attention of the Members is drawn to Note No. 54 and Note No. 56 of Notes on Standalone Financial Statements and Consolidated Financial Statements, respectively, which set out related party disclosures. None of the transactions with related parties is material transaction and/or transaction which is not at Arm's length, requiring disclosure pursuant to Section 134(3)(h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules, 2014. Therefore, the information required in prescribed form AOC - 2 is not applicable. During the year under review, the Company had not entered into any contract/ arrangement/transaction with the related parties which could be considered material in accordance with the Policy of the Company on materiality of related party transactions. The Policy on Related Party Transaction(s) and its materiality is available on the Company's website under the web link https://www.omaxe.com/investor/policy-on-dealing-with-related-party-transactions.

32. INTERNAL FINANCIAL CONTROL & SYSTEMS

M/s Doogar & Associates continued to be the Internal Auditors of the Company for the FY 2025-26. Internal Financial Control & Systems of the Company have been devised through its extensive experience that ensures control over various functions of its business. The Company practices quality management system for design, planning, construction and marketing. Periodic audits conducted by Internal Auditors and Statutory Auditors provide means whereby any weakness, whether financial or otherwise, is identified. All financial and audit control systems are also reviewed by the Audit Committee of the Board of Directors of the Company. Based on the report of the Internal Auditors, process owners undertake corrective actions in their respective areas and thereby strengthen the controls. The internal control system ensures compliance with all applicable laws and regulations and facilitates optimum utilization of available resources and protects the interests of all stakeholders.

Pursuant to the recommendation of the Audit Committee, the Board appointed M/s Aditya V. Agarwal & Company as the Internal Auditors of the Company for the Financial Year 2026–27 with effect from May 15, 2026, consequent to the resignation of M/s Doogar & Associates as the Internal Auditors of the Company with effect from the same date.

33. MATERIAL CHANGES AND COMMITMENT, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There are no material changes and commitments, involving the Company and affecting the financial position of the Company which have occurred between the end of the financial year 2025-26 and the date of this report.

34. CONSERVATION OF ENERGY, RESEARCH AND DEVELOPMENT/ TECHNOLOGY ABSORPTION/ FOREIGN EXCHANGE EARNING AND OUTGO

The information on conservation of energy, technology absorption and foreign exchange earnings and outgo, is as under:

Conservation of Energy

The operations of the Company do not involve significant energy consumption. Nevertheless, the Company remains committed to energy conservation and continues to implement various measures in this regard. As part of its ongoing efforts, the Company has undertaken several measures to conserve energy and promote environmentally responsible operations. These include the use of star-rated appliances wherever feasible and the replacement of CFL lights with energy-efficient LED lighting systems across project sites and office premises. Additional initiatives such as monitoring resource usage, improving process efficiency, and reducing waste generation and disposal costs have also contributed to energy conservation.

At its offices, the Company has implemented various upgrades such as LED lighting, star-rated air conditioning systems, automatic power controllers to reduce demand charges, and the use of power-saving TFT monitors. The Company also continues to explore collaborations with contractors and partners that prioritize energy efficiency and resource conservation. In this regard, it actively promotes the adoption of innovative technologies, including green building concepts and other energy-efficient measures in the design and construction of its residential and commercial projects.

Key practices adopted for energy conservation include comprehensive energy modeling during the design stage to optimize energy use while meeting functional requirements, selection of climate-appropriate building materials, and implementation of energy-saving fixtures. The Company has made capital investments in energy conservation equipment as part of its broader commitment to sustainability and reducing its environmental footprint.

Technology Absorption

The Company continues to adopt technology-driven solutions to automate and enhance its business operations, resulting in improved efficiency, data accuracy, and operational security. These efforts have supported faster implementation of new schemes, products, and customer services, while also strengthening overall business practices and customer engagement.

(a) Efforts made towards technology absorption:

The Company focuses on incorporating advanced technologies and equipment to improve process efficiency and customer satisfaction. Key initiatives include partial or full automation of manual tasks, deployment of improved construction technologies to enhance speed and quality, and the use of digital platforms for communication with customers and stakeholders. The Company also promotes electronic dissemination of reports and communications to reduce reliance on physical documents.

(b) Benefits derived:

The adoption of technology has resulted in improved customer service, better planning and execution of construction activities, reduced administrative and operational costs, and enhanced project timelines. Strategic planning, efficient workflows, and continuous performance monitoring have further contributed to productivity and business growth.

(c) Information regarding imported technology (imported during last 3 years) and Expenditure incurred on Research & Development:

Not Applicable, since the Company has not imported any technology or incurred expenses of Research & Development, during such period.

Foreign Exchange Earnings and Outgo

There were no earnings and Rs. 1.10 Crore expenditure was incurred in foreign currency during the period under review as compared to expenditure of Rs. 1.61 Crore, in previous financial year.

35. RISK MANAGEMENT POLICY

The Company has its Risk Management Policy in line with Regulation 21 of SEBI (LODR) Regulations, 2015, which identifies and evaluates business risks and opportunities. The Company recognizes that these risks need to be managed and mitigated to protect the interest of the shareholders and stakeholders, to achieve business objectives and enable sustainable growth. The Company has also constituted a Risk Management Committee in accordance with SEBI (LODR) Regulations, 2015 and the details of which, including terms of reference, have been mentioned in the Corporate Governance Report forming part of this Annual Report. The risk management framework is aimed at effectively mitigating the Company's various business and operational risks, through strategic actions. Risk management is embedded in critical business activities, functions and processes. The risks are reviewed for the change in the nature and extent of the major risks identified since the last assessment. It also provides control measures for risk and future action plans. The Audit Committee has additional oversight in the area of financial risks and controls. The major risks identified by the businesses and functions are systematically addressed through mitigating actions on a continuing basis.

36. PARTICULARS OF EMPLOYEES

Pursuant to the provisions of Section 197 (12) of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, required details are set out in Annexure IV. In terms of the provisions of Section 136(1) of the Companies Act, 2013 read with the said Rules, the Board's Report is being sent to all the shareholders of the Company excluding the annexure on the names and other Particulars of employees, required in accordance with Rule 5(2) of Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, which is available for inspection by the members, subject to their specific written request, in advance, to the Company Secretary at secretarial_1@omaxe.com. The inspection is to be carried out at the Company's Corporate Office situated at New Delhi, during business hours on working days of the Company up to date of ensuing Annual General Meeting.

37. FAMILIARISATION PROGRAMME FOR NON-EXECUTIVE DIRECTORS

The details of Familiarization Programme conducted by the Company for Non-Executive Directors are mentioned in the Corporate Governance Report forming part of this Annual Report.

38. HOLDING COMPANY

As on 31.03.2026, M/s Guild Builders Private Limited continued to be the holding company and holds, directly & indirectly, 68.45% of paid up equity share capital of the Company.

39. SUBSIDIARY, JOINT VENTURE & ASSOCIATE COMPANIES

As on 31.03.2026, your Company has 128 Subsidiaries (including 2 material unlisted subsidiary companies namely, M/s Omaxe New Chandigarh Developers Private Limited and M/s Omaxe Heritage Private Limited, and 2 LLPs namely M/s Dreamze New Faridabad Developers LLP and M/s Shine Grow New Faridabad LLP), 2 Joint Ventures Companies ("JV") and 2 Associate Company ("Associates").

During the year under review, M/s Next10 Land Developers Private Limited and M/s Next10 Realbuild Private Limited became Wholly Owned Subsidiaries of your Company with effect from 12.11.2025. Further, M/s Aquarise Developers Private Limited was incorporated as an Associate Company of your Company on 30.11.2025.

Furthermore, your Company divested its entire shareholding in Landlord Developers Private Limited, thereby ceasing it to be a Wholly Owned Subsidiary with effect from 05.08.2025. Also, M/s. Rohtas Holding (Gulf) Limited (a foreign wholly owned Subsidiary of the Company) has been de-registered as an Offshore Company by Registrar, Jebel Ali Freezone Authority (JAFZA), Dubai on account of non-operation of business vide letter dated June 1, 2026.

In terms of Indian Accounting Standard (Ind AS) 27, there are 144 other companies whose accounts have been consolidated with Company's accounts. List of the companies whose financial statements have been consolidated at the year-end is given in the Notes to Accounts.

40. MATERIAL UNLISTED SUBSIDIARY

In terms of the provisions of the SEBI (LODR) Regulations, 2015, your Company has in place a policy for determining 'Material Subsidiary' and the said policy is available on the Company's website at https://www.omaxe.com/investor/policy-for-determining-material-subsidiaries. As on March 31, 2026, your Company had two material unlisted subsidiaries namely, M/s Omaxe New Chandigarh Developers Private Limited and M/s Omaxe Heritage Private Limited.

41. ACCOUNTS OF SUBSIDIARY COMPANIES

Pursuant to applicable Accounting Standards on Consolidated Financial Statements and Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI') and as prescribed by Securities and Exchange Board of India (SEBI), Consolidated Financial Statements, which includes the financial information of the subsidiaries, form part of this Annual Report.

As per the provision of first proviso of Section 129(3) of the Companies Act, 2013 read with Rule 5 of the Companies (Accounts) Rules, 2014, the balance sheets of the Subsidiary Companies have not been attached with this Annual Report and a separate statement containing the salient features of financial statements of its subsidiaries in Form AOC-1 has been attached with the Consolidated Financial Statements of the Company forming part of this Annual Report.

Further, pursuant to the provisions of Section 136 of the Act, the financial statements of the Company, consolidated financial statements along with relevant documents and separate audited accounts in respect of subsidiaries, are also available on the website of the Company at https://www.omaxe.com/investor/audited-financial-statements-of-subsidiary-companies. Shareholders may write to the Company for the annual financial statements and detailed information on subsidiary companies. Further, the documents shall also be available for inspection by the shareholders at the registered office of the Company.

42. COMPLIANCE OF THE SECRETARIAL STANDARDS

The Board confirms that, during the period under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI) as amended from time to time.

43. POLICY ON SEXUAL HARASSMENT

The Company has constituted an Internal Complaints Committee as required under the Sexual Harassment of Women at workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH"). The required details have been disclosed in the Corporate Governance Report forming part of this Annual Report. During FY 2025-26, neither any complaint was reported nor any complaint pending for disposal.

44. CERTAIN TYPES OF AGREEMENTS BINDING THE COMPANY/ SIGNIFICANT DEVELOPMENTS

There is no subsisting agreement which is required to be disclosed in terms of Clause 5A of Paragraph A of Part A of Schedule III pursuant to Para G of Schedule V of SEBI (LODR) Regulations, 2015.

45. WHISTLE BLOWER POLICY/ VIGIL MECHANISM

Your Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy ("the Policy"), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees of the Company and pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as unethical behavior, actual or suspected, fraud or violation of Company's code of conduct etc. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The Whistle Blower Policy is available at Company's website and can be accessed at https://www.omaxe.com/investor/vigil-mechanism-whistle-blower-policy. The details of same have been provided in the Corporate Governance Report forming part of this Annual Report.

46. GREEN INITIATIVES

In furtherance of the Green Initiative in Corporate Governance announced by the Ministry of Corporate Affairs, the Company had in past requested the shareholders to register their email addresses with the Registrar/Company for receiving the report, accounts, and notices etc. in electronic mode. However, some of the shareholders have not yet registered their e-mail IDs with the Company. Shareholders who have not registered their email addresses are once again requested to register the same with the Company by sending their requests to investors@omaxe.com.

Further, Ministry of Corporate Affairs and SEBI vide various Circulars have granted exemption to all the Companies from dispatching physical copies of Notices and Annual Reports to Shareholders and it is always advisable to all the shareholders to keep their email ids registered/ updated with the Company in order to receive important communication/information on time.

47. DIRECTORS AND OFFICERS INSURANCE ('D AND O INSURANCE')

Pursuant to SEBI (LODR) Regulations, 2015, the Company has taken Directors and Officers insurance ('D and O Insurance') from SBI General Insurance Company Limited.

48. INVESTOR RELATIONS

The Company continues to promptly resolve investor grievances through the SEBI's upgraded SCORES 2.0 platform, effective from April 1, 2024. The new mechanism ensures automated complaint routing, timely redressal, and structured escalation for unresolved issues. As a part of compliance, the Company has constituted an "Investor Grievances cum Stakeholders Relationship Committee" (IGSRC) to redress investors' grievances. The details of the same are provided in the Corporate Governance Report forming part of this Report.

49. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS

No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and company's operations in future. However, the details of orders passed by Securities Exchange Board of India are provided in the Corporate Governance Report forming part of this Annual Report.

50. ISSUE AND ALLOTMENT OF NON-CONVERTIBLE DEBENTURES

The Board of Directors of the Company, at its meeting held on May 15, 2025, approved the raising of funds through the issuance of up to 1,994 Unrated, Senior, Secured, Non-Convertible Debentures (NCDs) having face value Rs. 10,00,000 each, aggregating to Rs. 199.40 crore, in one or more tranches, on a private placement basis to SWAMIH, in compliance with the applicable provisions of Companies Act, 2013, SEBI Regulations, and Rules made thereunder. Pursuant to this approval, 633 NCDs were allotted during FY 2025-26 and a further 469 NCDs were allotted during FY 2026-27 up to date of this report in multiple tranches, in demat form (ISIN: INE800H07256), taking the total of 1102 NCDs. The Debenture Trustee is Catalyst Trusteeship Limited having it's corporate office at Unit No-901, 9th Floor, Tower- B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013. More details are available at official website of Trustee i.e. www.catalysttrustee.com.

51. DISCLOSURE OF COMPLIANCE OF MATERNITY BENEFIT ACT 1961

Your Company values its employees as its most important assets. During the period under review, we are pleased to confirm that the Company has remained fully compliant with the provisions of the Maternity Benefit Act, 1961, ensuring support and benefits for eligible employees in accordance with the law.

52. OTHER INFORMATION

- There has been no issue of equity shares with differential rights as to dividend, voting or otherwise.
- There has been no issue of shares (including sweat equity shares) to employees of the Company under any scheme.
- There was no revision of financial statements and Board's Report of the Company for the preceding financial years, during the year under review.
- There has been no change in the nature of business of the Company.
- During the period under review, the Company has not made any political contribution to any political party.
- There was no one-time settlement done in respect of loans taken from Banks or Financial Institutions.
- No applications were made or cases were pending against the Company, under the Insolvency and Bankruptcy Code, 2016.

53. ACKNOWLEDGEMENT

Your Directors would like to express their sincere appreciation for assistance and co-operation received from the vendors and stakeholders including financial institutions, banks, Central & State Government Authorities, and other business associates, who have extended their valuable sustained support and encouragement during the year under review.

Your Directors are thankful to the shareholders and customers for their continued patronage. Your Directors also commend the continuing commitment and dedication of the employees at all levels. The Directors look forward for their continued support in future for the Company's success.

For and on behalf of the Board
Omaxe Limited

Sd/-
Rohtaas Goel
Chariman & Non-Executive Director
DIN: 00003735

Regd. Office: 19B, First Floor,
Omaxe Celebration Mall, Sohna Road,
Gurugram-122001

Date: 12.08.2026
Place: New Delhi

Annexure IA

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2026

[Pursuant to Section 204(1) of the Companies Act, 2013 read with Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members,
OMAXE LIMITED
CIN: L74899HR1989PLC051918
Shop No. 19-B, First Floor, Omaxe Celebration Mall,
Sohna Road, Gurugram, Haryana, 122001
We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Omaxe Limited** (hereinafter called "**the Company**"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2026 ("**Audit Period**") complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with **Annexure-A** attached to this report.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

(i) The Companies Act, 2013 (the "**Act**") and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment("FDI"), Overseas Direct Investments ("ODI") and External Commercial Borrowings("ECB"); **(No FDI and ECB was taken and no ODI was made by the Company during the Audit Period);**

(v) The Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('**SEBI Act**') as amended from time to time:-

   a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

   b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not applicable to the Company during the Audit Period)**

d. The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **(Not applicable to the Company during the Audit Period)**

e. The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Shares) Regulations,2021**(Not applicable to the Company during the Audit Period)**;

f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **(Not applicable to the Company during the Audit Period)**

g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(Not applicable to the Company during the Audit Period)**

h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the Audit Period)**

i. Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (herein after referred as "**SEBI (LODR) Regulations**");

(vi) OTHER LAWS SPECIFICALLY APPLICABLE TO THE COMPANY AS IDENTIFIED BY THE MANAGEMENT

We further report that our review and reporting regarding compliances with the specific Laws, as Identified by the Management listed below have been conducted on a test-check basis:

(i) The Real Estate (Regulation and Development) Act, 2016 and rules of the state(s) where project(s) were being undertaken.

(ii) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.

(iii) The Land Acquisition Act, 1984.

(iv) The Transfer of Property Act, 1882.

(v) The Indian Easements Act, 1882.

(vi) The Registration Act, 1908.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India (SS-1 and SS-2)**.**

(ii) The Listing Agreements entered into by the Company with BSE Limited ("**BSE**") and National Stock Exchange of India Limited ("**NSE**").

During the Audit Period, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

Based on the information received and records maintained, we further report that:

1. The Board of Directors of the Company is duly constituted with proper balance of Executive, Non-Executive, Women and Independent Directors. The changes in the composition of the Board of Directors that took place during the period

under review were carried out in compliance with the provisions of the Act.

2. In pursuance to the provisions of the Act, adequate notices and shorter Notice, as the case may be, were given to all the directors to schedule the Board Meetings along with agenda and detailed notes on agenda and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in compliance of the Act.

3. All decisions at Board and Committee Meetings are carried out with requisite majority of the members of the Board and committees, as the case may be. Further, as informed and verified from minutes, dissent given by the directors in respect of resolutions passed in the Board & Committee Meetings, wherever applicable were duly recorded in the minutes.

Based on the compliance mechanism established by the Company and on the basis of the Compliance Certificate (s) issued by Officers of the Company and taken on record by the Board of Directors at their meeting(s), **we further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period the Company has not undertaken any event /action which may be construed as major in pursuance of above referred laws, rules, regulations, guidelines, standards etc. subject to the following:

1) SEBI vide its Order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated July 30, 2024 under Sections 11(1),11(4), 11(4A),11B(1) and 11B(2) of the SEBI Act and Rule 5 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 has, inter-alia, taken the following actions against the listed entity, its Chairman and others in the matter of alleged mis-statements/irregularities in financial statements of the Company for FY 2018–19, 2019–20, and 2020–21:

    1. The Noticee's No. 1 i.e. Omaxe Limited to 6 (Directors and erstwhile KMPs) in the said order have been restrained from accessing the securities market and prohibited from buying, selling or otherwise or dealing in securities market, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of two years from July 30, 2024.

    2. The Noticee No. 2 to 6 in the order have been prohibited from holding any position as Director or KMP of any other listed company for a period of two years from July 30, 2024.

    Further, the copy of aforementioned order is available at SEBI website i.e. https://www.sebi.gov.in/enforcement.html.

2. The Listed entity had filed an appeal on September 12, 2024 before the Hon'ble Securities Appellate Tribunal ("**SAT**"), Mumbai challenging SEBI's Order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated 30.07.2024 (copy of order is available at SEBI website i.e. SEBI | Enforcement) and pursuant to the appeal, SAT, through its order dated October 1, 2024, had granted a stay on the directions under Paragraphs 41(i) and (ii) of the aforesaid SEBI Order. The stay effectively suspended the restrictions on Noticees No. 1 to 6 from accessing the securities market and the prohibition on Noticees No. 5 and 6 from holding positions as Directors or KMPs in other listed companies for two years, subject to the appellants depositing the imposed penalty amount. The penalty imposed have been deposited by the applicants. Therefore, as per SEBI Order, Noticee No. 2 & 3 are not disqualified to hold position of Director in Noticee No. 1 i.e. Omaxe Limited. The aforesaid appeal was heard on July 7, 2026 and the order has been reserved.

3) SEBI has issued a Show Cause Notice ("SCN") dated January 21, 2026 to the Company and certain promoters/directors under Section 11(1),11(4), 11(4A),11B(1) and 11B(2) of the SEBI Act and Rule 5 of the SEBI (Procedure for

Holding Inquiry and Imposing Penalties) Rules, 1995 the relevant provisions of the SEBI Act and allied regulations in relation to the alleged non-compliance with Minimum Public Shareholding ("MPS") requirements from FY 2013-14 till March 2024. The SCN, inter alia, alleges that certain entities classified as public shareholders had subscribed/ acquired shares of the Company through the Offer for Sale ("OFS") and secondary market transactions while allegedly acting on behalf of the promoter/promoter group through indirect funding arrangements. Based on the above, SEBI has alleged artificial compliance with MPS norms and incorrect disclosure of promoter and public shareholding, along with alleged violations of provisions of the SEBI Act, SCRA, SEBI (LODR) Regulations, SEBI SAST Regulations and SEBI (PFUTP) Regulations. The matter is presently at the SCN/adjudication stage and no final order has been passed by SEBI till date.

4) The Board of Directors, at its Board meeting held on May 15, 2025, approved raising of funds through issuance of up to 1,994 Unrated Senior Secured Non-Convertible Debentures, ("**NCDs**") having a face value of INR 10,00,000/- (Indian Rupees Ten lakh) each, in one or more tranches, on a private placement basis. Pursuant to the aforementioned approval, an aggregate of 633 NCDs were allotted by the Debenture Issue and Allotment Committee of the Board, in multiple tranches, during the audit period in compliance with the applicable provisions of Act, SEBI Regulations, and Rules made thereunder.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Date : 12.08.2026
Place: New Delhi
UDIN : F005480H001083887

Sd/-
(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 6896/2025

ANNEXURE-A

To,
The Members,
OMAXE LIMITED
CIN: L74899HR1989PLC051918
Shop No. 19-B, First Floor, Omaxe Celebration Mall,
Sohna Road, Gurugram, Haryana, 122001

Sub: Our report for the Audit Period is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our Audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. We believe that the processes and practices, we followed provide a reasonable basis of our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules, and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of the procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.
7. As per the information provided by the Company, there are no pending cases filed by or against the Company which will have major impact on the Company except as mentioned in the report.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Date : 12.08.2026
Place: New Delhi
UDIN : F005480H001083887

Sd/-
(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 6896/2025

Annexure IB

SECRETARIAL COMPLIANCE REPORT OF OMAXE LIMITED FOR THE YEAR ENDED 31ST MARCH, 2026

We have examined:

a. all the documents and records made available to us and explanation provided by **OMAXE LIMITED (CIN: L74899HR1989PLC051918)** (hereinafter referred to as "the **Listed Entity"/"the Company")** having its registered office at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurugram, Haryana, 122001

b. the filings/ submissions made by the Listed Entity to the stock exchanges,

c. website of the Listed Entity,

d. any other document/ filing, as may be relevant, which has been relied upon to make this certification for the year ended 31st March, 2026 ("**Review Period**") in respect of compliance with the provisions of:

   (a) the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") and the Regulations, circulars, guidelines issued thereunder; and

   (b) the Securities Contracts (Regulation) Act, 1956 ("**SCRA**"), rules made thereunder and the Regulations, circulars, guidelines issued there under by the Securities and Exchange Board of India("**SEBI**");

   The specific Regulations (including amendments therein), whose provisions and the circulars/ guidelines issued there under, have been examined, include: -

   (a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (herein after referred as "**SEBI (LODR) Regulations**");

   (b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not applicable to the Company during the audit period)**

   (c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (herein after referred as "**SEBI SAST Regulations**")

   (d) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **(Not applicable to the Listed Entity during the Review Period);**

   (e) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **(Not applicable to the Company during the audit period)**

   (f) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations,2021 ;**(Not applicable to the Company during the audit period)**

   (g) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

   (h) Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018, to the extent applicable; and based on the above examination, we hereby report that, during the review period:

      (a) The Company has complied with the provisions of the above Regulations and circulars/guidelines issued thereunder.

(b) The Company has taken the following actions to comply with the observations made in previous reports: **(Not Applicable, as there was no observation in the previous secretarial compliance report of the Company)**

We hereby report that, during the review period the compliance status of the listed entity with the following requirements:

S. No.	Particulars	Compliance Status (Yes / No/ NA)	Observations/ Remarks by PCS
1.	**Secretarial Standards:** The compliances of listed entity are in accordance with the applicable Secretarial Standards (SS) issued by the Institute of Company Secretaries of India (ICSI).	YES	NIL
2	**Adoption and timely updation of the Policies:**		
	• All applicable policies under SEBI Regulations are adopted with the approval of board of directors of the listed entities.	YES	NIL
	• All the policies are in conformity with SEBI Regulations and has been reviewed & timely updated as per the regulations/ circulars/guidelines issued by SEBI.	YES	NIL
3.	**Maintenance and disclosures on Website:**		
	· The Listed entity is maintaining a functional website.	YES	NIL
	·Timely dissemination of the documents/ information under a separate section on the website.	YES	NIL
	· Web-links provided in annual corporate governance reports under Regulation 27(2) are accurate and specific which re-directs to the relevant document(s)/ section of the website.	YES	NIL
4.	**Disqualification of Director:** None of the Director of the Company are disqualified under Section 164 of the Companies Act, 2013.	YES	NIL
5.	**Details related to Subsidiaries of listed entities:**		
	• Identification of material subsidiary companies.	YES	NIL
	• Requirement with respect to disclosure of material as well as other subsidiaries.	YES	NIL
6.	**Preservation of Documents:** The Listed Entity is preserving and maintaining records as prescribed under SEBI Regulations and disposal of records as per Policy of Preservation of Documents and Archival policy prescribed under the SEBI (LODR) Regulations.	YES	NIL
7.	**Performance Evaluation:** The listed entity has conducted performance evaluation of the Board, Independent Directors and the Committees at the start of every financial year as prescribed in SEBI Regulations.	YES	NIL
8.	**Related Party Transactions:**		
	· The Listed entity has obtained prior approval of Audit Committee for all Related party transactions.	YES	NIL
	· In case no prior approval obtained, the listed entity shall provide detailed reasons along with confirmation whether the transactions were subsequently approved/ ratified/ rejected by the Audit Committee.	NA	All Related party transactions were entered after obtaining prior approval of the Audit Committee.

S. No.	Particulars	Compliance Status (Yes / No/ NA)	Observations/ Remarks by PCS
9.	**Disclosure of events or information:** The listed entity has provided all the required disclosure(s) under Regulation 30 along with Schedule III of the SEBI (LODR) Regulations within the time limits prescribed thereunder.	YES	NIL
10.	**Prohibition of Insider Trading:** The listed entity is in compliance with Regulation 3(5) & 3(6) of SEBI (Prohibition of Insider Trading) Regulations, 2015.	YES	NIL
11.	**Actions taken by SEBI or Stock Exchange(s), if any:** No Actions taken against the listed entity/ its promoters/ directors'/ subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under SEBI Regulations and circulars/ guidelines issued thereunder.	No	Refer note 1, 2 & 3
12	**Resignation of statutory auditors from the listed entity or its material subsidiaries:** In case of resignation of statutory auditor from the listed entity or any of its material subsidiaries during the financial year, the listed entity and / or its material subsidiary (ies) has / have complied with paragraph 6.1 and 6.2 of section V-D of chapter V of the Master Circular on compliance with the provisions of the SEBI (LODR) Regulations by listed entities.	NA	There was no case of Resignation of Statutory Auditors.
13.	**No additional non-compliances observed:** No any additional non-compliance observed for all SEBI regulation/ circular/ guidance note etc. except as reported above.	YES	NIL

NOTES:

1) SEBI vide its Order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated July 30, 2024 under Sections 11(1),11(4), 11(4A),11B(1) and 11B(2) of the SEBI Act and Rule 5 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 has, inter-alia, taken the following actions against the listed entity, its Chairman and others in the matter of alleged mis-statements/irregularities in financial statements of the Company for FY 2018–19, 2019–20, and 2020–21:

   1. The Noticee's No. 1 i.e. Omaxe Limited to 6 (Directors and erstwhile KMPs) in the said order have been restrained from accessing the securities market and prohibited from buying, selling or otherwise or dealing in securities market, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of two years from July 30, 2024.

   2. The Noticee No. 2 to 6 in the order have been prohibited from holding any position as Director or KMP of any other listed company for a period of two years from July 30, 2024.

   Further, the copy of aforementioned order is available at SEBI website i.e. https://www.sebi.gov.in/enforcement.html.

2) The Listed entity had filed an appeal on September 12, 2024 before the Hon'ble Securities Appellate Tribunal ("**SAT**"), Mumbai challenging SEBI's Order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated 30.07.2024 (copy of order is available at SEBI website i.e. SEBI | Enforcement) and pursuant to the appeal, SAT, through its order dated October 1, 2024, had granted a stay on the directions under Paragraphs 41(i)

and (ii) of the aforesaid SEBI Order. The stay effectively suspended the restrictions on Noticees No. 1 to 6 from accessing the securities market and the prohibition on Noticees No. 5 and 6 from holding positions as Directors or KMPs in other listed companies for two years, subject to the appellants depositing the imposed penalty amount.

The penalty imposed have been deposited by the applicants and the case before the SAT is pending and sub-judice. Therefore, as per SEBI Order, Noticee No. 2 & 3 are not disqualified to hold position of Director in Noticee No. 1 i.e. Omaxe Limited.

3) SEBI has issued a Show Cause Notice ("SCN") dated January 21, 2026 to the Company and certain promoters/ directors under Section 11(1),11(4), 11(4A),11B(1) and 11B(2) of the SEBI Act and Rule 5 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 the relevant provisions of the SEBI Act and allied regulations in relation to the alleged non-compliance with Minimum Public Shareholding ("MPS") requirements from FY 2013-14 till March 2024. The SCN, inter alia, alleges that certain entities classified as public shareholders had subscribed/acquired shares of the Company through the Offer for Sale ("OFS") and secondary market transactions while allegedly acting on behalf of the promoter/promoter group through indirect funding arrangements. Based on the above, SEBI has alleged artificial compliance with MPS norms and incorrect disclosure of promoter and public shareholding, along with alleged violations of provisions of the SEBI Act, SCRA, SEBI (LODR) Regulations, SEBI SAST Regulations and SEBI (PFUTP) Regulations. The matter is presently at the SCN/adjudication stage and no final order has been passed by SEBI till date.

   a) Further, the requirements for disclosure of Employee Benefit Scheme documents in terms of regulation 46(2) (za) of the SEBI (LODR) Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/ CIR/P/2024/185 dated December 31, 2024 are not applicable to the Listed Entity.

ASSUMPTIONS & LIMITATION OF SCOPE AND REVIEW:

1. Compliance of the applicable laws and ensuring the authenticity of documents and information furnished, are the responsibilities of the management of the listed entity.
2. Our responsibility is to report based upon our examination of relevant documents and information. This is neither an audit nor an expression of opinion.
3. We have not verified the correctness and appropriateness of financial Records and Books of Accounts of the listed entity.
4. This Report is solely for the intended purpose of compliance in terms of Regulation 24A (2) of the SEBI (LODR) Regulations and is neither an assurance as to the future viability of the listed entity nor of the efficacy or effectiveness with which the management has conducted the affairs of the listed entity.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Sd/-
(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 6896/2025

Place: New Delhi
Date: 29.05.2026
UDIN: F005480H000539497

Annexure IC

FORM No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

TO
THE MEMBERS
OMAXE NEW CHANDIGARH DEVELOPERS PRIVATE LIMITED
CIN: U00500DL2006PTC336617
10, LOCAL SHOPPING CENTRE, KALKAJI, SOUTH DELHI- 110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **OMAXE NEW CHANDIGARH DEVELOPERS PRIVATE LIMITED** (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing my opinion thereon.

Based on our verification of **Company** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information, details and explanation provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on **31st March, 2026** complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March, 2026 according to the provisions of:

i. The Companies Act, 2013 (the Act) and the rules made thereunder;

ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;

iv. The Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to extent of Foreign Direct Investment(FDI), Overseas Direct Investment (ODI) and External Commercial borrowings(ECB). (No FDI and ECB was taken and no ODI was made by the Company during the Audit Period);

v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

   a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the Company during the Audit period)

   b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time; (Not applicable to the Company during the Audit period)

   c) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993; regarding the Companies Act and dealing with Client: (Not applicable as the company is not registered Registrars to an Issue and Share Transfer Agents during the audit period)

d) The Securities and Exchange Board of India (Listing Obligation and disclosure Requirements) Regulation, 2015; (Applicable only to the extent of Regulation 24 and 24A)

e) The Securities and Exchange Board of India (Issue of Capital and disclosure Requirements) Regulation, 2018; (Not applicable to the Company during the Audit period)

f) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the Audit period)

g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulation, 2021; - (Not applicable as there was no reportable event during the period under review);

h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the Audit period)

i) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021: (Not applicable to the Company during the Audit period).

VI. OTHER LAWS SPECIFICALLY APPLICABLE TO THE COMPANY AS IDENTIFIED BY THE MANAGEMENT

As per the Information provided and confirmed by the management of the Company, following specific Laws applicable on the Company are as follows

a. The Real Estate (Regulation and Development) Act, 2016 and Rules of the State(s) where(s) projects are being undertaken.
b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
c. The Land Acquisition Act 1984.
d. Transfer of Property Act, 1882.
e. Indian Easements Act, 1882.
f. Registration Act, 1908.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by the Institute of Company Secretaries of India.

(ii) The listing agreement entered into by the Company with the Stock Exchange(s), if applicable.(Not applicable to the Company during the audit period)

During the Audit period, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines and Standards etc. as mentioned above. Also, the Company has complied with the provisions of the Act and the rules made under the Act and the Memorandum and Articles of Association of the Company

We further report that:

a. The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

b. Adequate Notice is given to all the Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the Meeting and for meaningful participation at the Meeting. All decisions at the Board Meetings are carried out unanimously and recorded in the Minutes of the Board Meetings.

We further report that during the period under review the Company has made following allotment/redemption:

a. The Board of Directors, at its Board meeting held on December 16, 2022, approved raising of funds through issuance of up to 19,200 Unlisted, Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures ("NCDs") having a face value of INR 1,00,000/- (Indian Rupees One lakh) each, in one or more tranches, on a private placement basis. Pursuant to the aforementioned approval, 1440 NCDs were allotted to SWAMIH Investment Fund I (Category II Alternative Investment Fund) during FY 2025-26, taking to an aggregate allotment of 7680 NCDs since December 16, 2022. Thereafter, out of total 7680 NCDs, 2,000 NCDs were duly redeemed during FY 2025-26, in accordance with the terms and conditions governing the issuance of such debentures.

b. The Board of Directors, at its Board meeting held on March 16, 2024, approved raising of funds through issuance of up to 1688 Unlisted, Unrated, Senior, Secured, Redeemable, Transferable, Non-Convertible Debentures ("NCDs") having a face value of INR 10,00,000/- (Indian Rupees Ten lakh) each, in one or more tranches, on a private placement basis. Pursuant to the aforementioned approval, 459 NCDs were allotted to SWAMIH Investment Fund I (Category II Alternative Investment Fund) in previous FY i.e. FY 2024-25 and entire 459 NCDs were redeemed during FY 2025-26, in multiple tranches, in accordance with the terms and conditions governing the issuance of such debentures.

For and on behalf of **RSMV & Co.**

Sd/-
Manoj Sharma (Partner)
FCS: 7516 CP No.: 11571
UDIN:F007516H001070534
Peer reviewed vide Certificate No: 7857/2026

Date: 11th August, 2026
Place: New Delhi

*Note: This reports to be read with our letter of even date which is annexed as '**ANNEXURE A**' and forms an integral part of this report.*

'ANNEXURE-A'

TO
THE BOARD OF DIRECTORS
OMAXE NEW CHANDIGARH DEVELOPERS PRIVATE LIMITED
10, LOCAL SHOPPING CENTRE, KALKAJI, SOUTH DELHI- 110019

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial and other records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the records. The verification was done on test basis to ensure that correct facts are reflected in the records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. The audit has been conducted on the basis of the Inspection of the hard copies / photocopies of documents provided to us by the Company, and we relied on these documents fully.

4. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

5. Where ever required, we have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.

6. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the Management. Our examination was limited to the verification of procedures on test basis.

The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For and on behalf of **RSMV & Co.**

Sd/-
Manoj Sharma (Partner)
FCS: 7516 CP No.: 11571
UDIN:F007516H001070534
Peer reviewed vide Certificate No: 7857/2026

Date:11th August, 2026
Place: New Delhi

Annexure ID

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2026

[Pursuant to Section 204(1) of the Companies Act, 2013 read with Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members,
OMAXE HERITAGE PRIVATE LIMITED
CIN: U45200DL2008PTC172543
10, Local Shopping Centre Kalkaji, New Delhi- 110019

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **OMAXE HERITAGE PRIVATE LIMITED (**hereinafter called "**the Company**"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2026 (**Audit Period**) complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with **Annexure 1** attached to this report:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of

(i) The Companies Act, 2013 and the rules made thereunder (**the Act**);

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; **(Not applicable to the Company during the Audit Period)**

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment (FDI), Overseas Direct Investment (ODI) and External Commercial Borrowings (ECB); **(No FDI and ECB was taken and no ODI was given by the Company during the Audit Period)**

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'), as amended from time to time: -

   a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**(Not applicable to the Company during the Audit Period);**

   b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 **(Not applicable to the Company during the Audit Period) *;**

c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018**(Not applicable to the Company during the Audit Period);**

d) The Securities and Exchange Board of India (Share Based Employee Benefits & Sweat Equity) Regulations, 2021, **(Not applicable to the Company during the Audit Period);**

e) The Securities and Exchange Board of India (Issue and Listing of Non- Convetible Securities) Regulations, 2021, **(Not applicable to the Company during the Audit Period);**

f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client **(Not applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent);**

g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021, **(Not applicable to the Company during the Audit Period);**

h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018, **(Not applicable to the Company during the Audit Period);** and

i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR**")**; (Applicable only to the extent)**

***** The Company being a material subsidiary of Omaxe Limited, directors and employees of the Company are covered by the Code of Conduct under The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, of Omaxe Limited.

(vi) The Company has identified following laws applicable specifically to the Company and we have relied upon the representation made by the Company and its officers for the system and mechanism framed by the Company for compliances made under following laws:

a. The Real Estate (Regulation and Development) Act, 2016 and rules of the state(s) where project(s) are being undertaken.
b. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
c. The Land Acquisition Act, 1984.
d. Transfer of Property Act, 1882.
e. Indian Easements Act, 1882.
f. Registration Act, 1908.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards on meeting of Board of Directors (SS-1) and on General Meeting (SS-2) issued by the Institute of Company Secretaries of India.

(ii) The Listing Agreements entered into by the Company with Stock Exchange(s), if applicable; **(Not applicable to the Company during the Audit Period)**

During the Audit Period the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, and Standards etc. as mentioned above.

Based on the information received and records maintained, We further report that;

1. The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of

Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

2. In pursuance to the provisions of the Act, adequate notices and shorter Notice, as the case may be, were given to all the directors to schedule the Board Meetings along with agenda and detailed notes on agenda and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting in compliance of the Act.

3. All decisions at Board Meetings are carried out with requisite majority of the members of the Board, as the case may be. Further, as informed and verified from minutes, dissent given by the directors in respect of resolutions passed in the Board Meetings, wherever applicable were duly recorded in the minutes.

Based on the compliance mechanism established by the Company, **we further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period the company has not undertaken any event / action which may be construed as major in pursuance of above referred laws, rules, regulations, guidelines, standards etc.:

For ANKIT TIWARI & CO.
Company Secretaries

Date : 11.08.2026
Place : New Delhi
UDIN No.: F014059H001068970

Sd/-
CS ANKIT TIWARI
Proprietor
FCS, MBA, B. Com.
FCS No.: 14059
C. P. No.: 24431
Peer Review No.: 5686/2024

ANNEXURE 1

To,
The Members,
OMAXE HERITAGE PRIVATE LIMITED
CIN: U45200DL2008PTC172543
10, Local Shopping Centre Kalkaji, New Delhi- 110019

Sub: Our report for audit period is to be read along with this letter:

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our Audit.

2. We have followed the audit practices and processes as are appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. We believe that the processes and practices, we followed provide a reasonable basis my opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Wherever required, we have obtained Management Representation about the compliance of laws, rules, and regulations and happening of events etc.

5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of the procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

7. As per the information provided by the Company, there are no pending cases filed by or against the Company which will have major impact on the Company.

For ANKIT TIWARI & CO.
Company Secretaries

Date : 11.08.2026
Place : New Delhi
UDIN No.: F014059H001068970

Sd/-
CS ANKIT TIWARI
Proprietor
FCS, MBA, B. Com.
FCS No.: 14059
C. P. No.: 24431
Peer Review No.: 5686/2024

Annexure-II

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY ("CSR") ACTIVITIES FOR THE FINANCIAL YEAR 2025-26 (Pursuant to Section 135 of the Companies Act, 2013)

1. **Brief outline on CSR Policy of the Company:** Omaxe Ltd. ("the Company") recognizes that its business activities have wide impact on the societies in which it operates, and therefore an effective practice is required giving due consideration to the interests of its stakeholders including shareholders, customers, employees, suppliers, business partners, local communities and other organizations. The Company endeavors to make CSR a key business process for sustainable development. The Company is responsible to continuously enhance shareholders wealth; it is also committed to its other stakeholders to conduct its business in an accountable manner that creates a sustained positive impact on society and to practice its corporate values through its commitment to grow in a socially and environmentally responsible way, while meeting the interests of its stakeholders. The company is vigilant in its enforcement towards corporate principles and is committed towards sustainable development and inclusive growth. The Company constantly strives to ensure strong corporate culture which emphasizes on integrating CSR values with business objective. It also pursues initiatives related to quality management, environment preservation and social awareness. The Policy can be accessed on the Company's website under the below link: https://www.omaxe.com/investor/other-codes-policies.

2. **Composition of CSR Committee:**

Sl. No.	Name of Director	Designation/ Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Ms. Nishal Jain Chairperson	Non – Executive & Woman Independent Director	1	1
2.	Mr. Aroon Kumar Aggarwal Member	Non – Executive & Independent Director	0	0
3.	Mr. Vinit Goyal Member	Whole Time Director	1	1

3. **Provide the web-link(s) where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company:**

   Composition of CSR committee: https://www.omaxe.com/investor/composition-of-committies-of-board-of-directors
   CSR Policy and CSR projects: https://www.omaxe.com/investor/other-codes-policies

4. **Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8:** Not Applicable

5. **Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any:**

Sl.No.	Financial Year	Amount available for set-off from preceding financial years (in Rs. Lakh)	Amount required to be setoff for the financial year, if any (in Rs. Lakh)
Nil			

6. (a.) Average net profit of the Company as per sub-section (5) of section 135 of the Act: Nil, as the Company has average Net Loss.
   (b.) Two percent of average net profit of sub-section (5) of section 135 of the Act: Nil
   (c.) Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years: Nil

(d.) Amount required to be set-off for the Financial Years, if any: Nil
(e.) Total CSR obligation for the Financial Years [(b)+(c)-(d)]: Nil

7. (a.) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project): 25 Lakh
   (b.) Amount spent in Administrative Overheads: Nil
   (c.) Amount spent on Impact Assessment, if applicable: Nil
   (d.) Total amount spent for the Financial Year [(a)+(b)+(c)]: 25 Lakh
   (e.) CSR amount spent or unspent for the Financial Year

Total Amount Spent for the financial year ended 31st March 2026	Amount Unspent (in Rupees Lakhs)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135 of the Act		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135 of the Act		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
25.00	Nil	-	-	Nil	-

(f.) Excess amount for set-off, if any:

Sl. No.	Particular	Amount (in Rupees Lakhs)
i.	Two percent of average net profit of the Company as per sub-section (5) of section 135 of the Act	0.00
ii.	Total amount spent for the Financial Year	25.00
iii.	Excess amount spent for the Financial Year [(ii)-(i)]	25.00
iv.	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	0.00
v.	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	25.00

Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:

Sl. No.	Preceding Financial Year(s)	Amount transferred to Unspent CSR Account under sub- section (6) of section 135 of the Act (in Rupees Lakhs)	Balance Amount in Unspent CSR Account under sub- section (6) of section 135 of the Act (in Rupees Lakhs)	Amount Spent in the Financial Year	Amount transferred to a Fund as specified under Schedule VII as per second proviso to sub- section (5) of section 135 of the Act, if any		Amount remaining to be spent in succeeding Financial Years (in Rupees Lakhs)	Deficiency, if any
				in Rupees Lakhs)	Amount (in Rupees Lakhs)	Date of transfer		
Nil								

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: No.

9. Specify the reason(s), if the company has failed to spend 2% of the average net profit as per subsection (5) of section 135: Not Applicable

Date: 12.08.2026
Place: New Delhi

Sd/-
Rohtaas Goel
Chairman & Non-Executive Director

Sd/-
Nishal Jain
Chairperson-CSR Committee

Annexure III
POLICY ON APPOINTMENT AND REMUNERATION OF DIRECTOR(s), KMP(s) AND SMP(s)

This Policy on Appointment and Remuneration of Director(s), KMP(s) and SMP(s) applies to the Directors, Key Managerial Personnels and Senior Management Personnels of Omaxe Limited (the "Company").

This Policy is in compliance with Section 178 of the Companies Act, 2013 alongwith the provisions of Regulation 26 and 19(4) read with Part D of Schedule II of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

1. Purpose

The primary objective of this Policy is to provide a framework and set standards for the nomination, appointment and remuneration of the Director(s), KMP(s) and SMP(s). The Company aims to achieve a balance of merit, experience and skills amongst its Director(s), KMP(s) and SMP(s) for overall growth of the organization. Any variance shall be subject to the approval of Nomination & Remuneration Committee of the Company and the Board of Directors and Shareholders, if required, in compliance with the provisions of Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or such other applicable laws for the time being in force.

2. Definitions

2.1 Director means directors of the Company appointed on the Board of the Company and includes Independent Director.

2.2 Key Managerial Personnel: "Key Managerial Personnel" (KMP) as defined in Section 2(51) of the Companies Act, 2013, in relation to Omaxe Limited means:

i. Managing Director
ii. Whole-time Director;
iii. Chief Executive Officer;
iv. Company Secretary;
v. Chief Financial Officer;
vi. Such other officer, not more than one level below the Directors who is in whole-time employment, designated as key managerial personnel by the Board; and
vii. Such other Officer as may be prescribed under Companies Act, 2013

2.3 Senior Management Personnel: "Senior Management Personnel" (SMP) means the officers and personnel of the Company who are members of its core management team, excluding the Board of Directors and shall also comprise all the members of the management one level below the Chief Executive Officer or Managing Director or Whole Time Director or Manager (including Chief Executive Officer and Manager, in case they are not part of the Board of Directors) and shall specifically include the functional heads, by whatever name called and the Company Secretary and the Chief Financial Officer.

3.1 Appointment policy for Director(s)

When recommending a candidate for appointment, the Nomination and Remuneration Committee shall consider the following:

- The Candidate meets the criteria/ qualifications as specified under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- Assessing the appointee a range of criteria which includes but not be limited to qualifications, skills, regional and industry experience, background and other qualities required to operate successfully in the position.

- the extent to which the appointee is likely to contribute to the overall effectiveness, work constructively and enhance the efficiencies of the Company;
- the nature of existing positions held by the appointee and the impact they may have on the appointee's ability to exercise independent judgment;

Personal specifications may include but not limited to:

- Experience of management in a diverse organization;
- Excellent interpersonal, communication and representational skills
- Demonstrable leadership skills;
- Commitment to high standards of ethics, personal integrity and probity;
- Commitment to the promotion of equal opportunities, community cohesion and health and safety in the work place;
- Having continuous professional development to refresh knowledge and skills.

3.2 Letters of Appointment to Directors

Each Director shall be issued a letter of appointment with the Company containing the terms of appointment and the roles and responsibilities assigned in the Company.

3.3 Remuneration policy for Director(s)

The remuneration policy of the Company is directed towards rewarding performance, based on review of achievements on periodical basis. The remuneration policy is in consonance with the existing Industry norms. The tenure of office of the Managing Director and Whole Time Director is for a certain period from their respective dates of appointments. The overall remuneration to Managerial Personnel is in terms of Section 197 of the Companies Act, 2013.

3.4 Criteria of making payments to Non-Executive Director

The Non-Executive Directors are paid sitting fee within the limit permissible under the Companies Act, 2013 and rules made there under from time to time. Presently the sitting fee for Non-Executive Director is Rs. 60,000/- each for Board Meeting and Rs. 40,000/- for Audit Committee and Independent Directors' Meeting and Rs. 25,000/- for other Committee Meeting(s) including conveyance charges.

Further, Non-Executive Director(s) are entitled, within the overall limit approved by the shareholders, commission not exceeding 1% of the net profits of the Company calculated as per section 198 of Companies Act subject to the maximum of Rs. 5,00,000/- per annum.

Furthermore, remuneration, with or without the commission, specified above, may be paid to all or some of the Non-Executive Directors, upon the recommendations of Board of Directors and Nomination & Remuneration Committee of the Company and the approval of Shareholders, if required, subject to the compliance of the provisions of Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or such other applicable laws for the time being in force.

3.5 Service Contract, Severance Fees and Notice Period

Directors of the Company are ultimately appointed by the Shareholders upon recommendations of the Board of Directors and Nomination & Remuneration Committee of the Company within the framework of the Companies Act, 2013 as well as the Articles of Association of the Company and in line with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Resolutions passed by these governing bodies together with the service rules of the Company covers the terms, conditions and remuneration of such appointment and all appointment letters issued to respective director(s) contains price, terms & conditions accordingly. There is no service contract separately entered into by the Company with the Directors. Further, the resolutions appointing these Directors do not prescribe for the payment of any separate Severance Fees to them. However, the requirement of notice period is as per the service rules of the Company.

4.1 Appointment Policy for KMPs/SMPs

Enhancing the competencies and attracting as well as retaining talented employees are the basis for the Nomination and Remuneration Committee/HR Department to select a candidate for appointment of KMP/SMP. When recommending a candidate for appointment, the Nomination and Remuneration Committee shall consider the following:

- assessing the appointee against a range of criteria which includes but not be limited to qualifications, skills, regional and industry experience, background and other qualities required to operate successfully in the position.
- the extent to which the appointee is likely to contribute to the overall effectiveness, work constructively and enhance the efficiencies of the Company;
- the skills and experience that the appointee brings to the role of KMP/SMP and how an appointee will enhance the skill sets and experience of the KMP/ SMP as a whole;
- the nature of existing positions held by the appointee and the impact they may have on the appointee's ability to exercise independent judgment;

Personal specifications may include but not limited to:

- Degree holder in relevant disciplines;
- Experience of management in a diverse organization;
- Excellent interpersonal, communication and representational skills;
- Demonstrable leadership skills;
- Commitment to high standards of ethics, personal integrity and probity;
- Commitment to the promotion of equal opportunities, community cohesion and health and safety in the workplace;
- Having continuous professional development to refresh knowledge and skills.

4.2 Letters of Appointment to KMP(s) /SMP(s)

Each KMP/SMP is required to sign the letter of appointment with the Company containing the terms of appointment and the role and responsibility assigned in the Company.

4.3 Remuneration of Key Managerial Personnel(s) and Senior Management Personnel(s)

The guiding principle is that the level and composition of remuneration shall be reasonable and sufficient to attract, retain and motivate Key Management Personnel(s)/ Senior Management Personnel(s) and other senior officials.

The Key Management Personnel(s) and Senior Management Personnel(s) salary shall be based & determined on the individual person's responsibilities and performance and in accordance with the limits as prescribed statutorily, if any.

The Nominations & Remuneration Committee determines individual remuneration packages for KMPs and SMPs of the Company taking into account factors it deems relevant, including but not limited to market, business performance and practices in comparable companies, having due regard to financial and commercial health of the Company as well as prevailing laws and government/other guidelines. The Committee may consults with the Chairman of the Board wherever it may deem appropriate.

Remuneration must be competitive and reflective of the individual's role, responsibility and experience in relation to performance of day-to-day activities, usually reviewed on an annual basis; (includes salary, allowances and other statutory/non-statutory benefits which are normal part of remuneration package in line with market practices).

The remuneration payable to the Key Managerial Personnel and the Senior Management Personnel shall be as may be decided by the Committee /HR Department taking into consideration the experience, leadership abilities, initiative taking abilities and knowledge etc.

5. Communication

This policy shall be placed on the website of the company and the salient features of the policy and changes therein, if any, along with the web address of the policy, shall be disclosed in the Board's Report of the Company.

Annexure IV

PARTICULARS OF EMPLOYEES

The information required under Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 are given below:

1. Ratio of the remuneration of each Director# to the median remuneration of the employees of the Company for the financial year 2025-26:

Name of Directors	Ratio of remuneration of Director to median remuneration of Employees
Mr. Rohtaas Goel	85.84:1
Mr. Mohit Goel	56.65:1
Mr. Vinit Goyal	8.58: 1

The details with regard to Independent & Non-Executive Directors are not applicable as they have not received any remuneration except sitting fees for attending Board/ Committee meetings.

2. The percentage increase in remuneration of each Director*, Chief Financial Officer, Chief Executive Officer, Company Secretary, in the financial year 2025-26:

Name of Directors	Designation	Percentage increase/ decrease
Mr. Mohit Goel	Managing Director	Nil
Mr. Rohtaas Goel	Non-Executive & Non-Independent Director	Nil
Mr. Vinit Goyal	Whole Time Director	9.09
Mr. Atul Banshal #	Director-Finance & Chief Financial Officer	30.12
Mr. Manoj Kumar Dua#	Chief Financial Officer	NA
Mr. Deshabandhu Rajesh Srikanta	Company Secretary	1.85

* The details with regard to Independent & Non-Executive Directors are not applicable as they have not received any remuneration except sitting fees for attending Board/ Committee meetings and commission.

Mr. Atul Banshal, Director – Finance, was entrusted with the additional responsibility of Chief Financial Officer with effect from August 14, 2025, consequent to the cessation of Mr. Manoj Kumar Dua as the Chief Financial Officer. Accordingly, the percentage increase/decrease in remuneration of Mr. Manoj Kumar Dua is not comparable for the year under review.

3. The percentage increase in the median remuneration of employees in the financial year: 12.01%

4. The number of permanent employees on the roll of the Company as on 31.03.2026: 468 Employees

5. Average percentile increase in salaries of employees other than managerial personnel and its comparison with percentile increase in the remuneration of Managerial personnel: Average percentile increase in salaries of employees other than managerial personnel is 16.64% and average increase in the remuneration of Managerial personnel is 12.00%.

6. The Company affirms remuneration is as per the Remuneration Policy of the Company.

CORPORATE GOVERNANCE REPORT

CORPORATE GOVERNANCE REPORT

Your Company continues to elevate its commitment to the highest benchmarks of corporate governance, recognizing it as the foundation of sustainable business growth. We remain dedicated to conducting our operations with absolute integrity, transparency, and accountability, thereby maximizing long-term value for our diverse stakeholder ecosystem—including shareholders, customers, employees, partners, and the community at large.

Believing that true governance transcends mere regulatory compliance, your Company proactively integrates robust ethical practices into its daily culture, fostering a climate of trust and institutional resilience.

In alignment with these principles, the Board of Directors proudly presents the Report on Corporate Governance for the financial year ended March 31, 2026, in compliance with Regulation 34(3) read with Part C of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI (LODR) Regulations").

1. THE COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

At Omaxe, we regard our stakeholders as integral partners in our growth journey. We remain committed to safeguarding their interests and well-being, even amidst business uncertainties and economic fluctuations.

Guided by strong values and a deep-rooted sense of responsibility, we believe that financial performance must be aligned with ethical conduct and stakeholder accountability. This belief underpins our approach to Corporate Governance. Core principles such as independence, accountability, transparency, responsibility, trusteeship, and full disclosure form the foundation of our governance framework.

Our focus remains on sustainable long-term value creation for all stakeholders, while upholding the highest standards of integrity, meeting our societal and environmental responsibilities, and ensuring strict adherence to regulatory requirements.

2. BOARD OF DIRECTORS

a) Composition of Board and Category of Directors

The Board of Directors plays a vital role in guiding the Company's strategy, performance, governance, and risk management. It holds a fiduciary duty to act in shareholders' best interests while aligning Company objectives with stakeholder expectations. By exercising independent judgment, the Board ensures regulatory compliance and the integrity of financial reporting. As the driving force behind corporate governance, it upholds transparency and fosters stakeholder trust.

The Board of Directors of your Company has an optimum combination of Executive Directors, Non-Executive Directors, Woman Director and Independent Directors, with demonstrated skill sets and relevant experience, which is in conformity with Regulation 17 of the SEBI (LODR) Regulations and applicable provisions of Companies Act, 2013.

The Board members have professional knowledge and experience, in diverse fields viz. construction, finance, banking, administration, thereby bringing about an enabling environment for value creation through sustainable business growth.

As on March 31, 2026, the Board of your Company consisted of six Directors as indicated below:

S. No.	Name of the Director	Designation	Category
1	Mr. Rohtaas Goel (DIN: 00003735)	Non-Executive Chairman	Non-Executive/ Promoter
2	Mr. Mohit Goel (DIN: 02451363)	Managing Director	Executive/ Promoter
3	Mr. Vinit Goyal (DIN: 03575020)	Whole Time Director	Executive
4	Ms. Nishal Jain (DIN: 06934656)	Independent Director	Woman & Non-Executive
5	Mr. Aroon Kumar Aggarwal (DIN: 00828759)	Independent Director	Non-Executive
6	Mr. Satbir Singh (DIN: 08055468)	Independent Director	Non-Executive

NOTES:

During the year under review, Mr. Satbir Singh (DIN: 06887978) and Mr. Gurnam Singh (DIN: 08357396) were appointed as Non-Executive Independent Directors for a term of three consecutive years with effect from May 15, 2025 and May 28, 2025, respectively. During the year, Ms. Binitha Manohar Dalal (DIN: 08055468) and Mr. Gurnam Singh (DIN: 08357396) resigned from the Directorship of the Company with effect from April 25, 2025 and September 23, 2025, respectively, due to personal reasons and other professional commitments. Further, Mr. Aroon Kumar Aggarwal (DIN: 00828759) was re-appointed as a Non-Executive Independent Director for a second consecutive term of five years with effect from May 27, 2026, and Mr. Vinit Goyal (DIN: 03575020) was re-appointed as Whole-Time Director for a further term of five years with effect from April 12, 2026.

b) Board Meetings

During the period under review, the Board of Directors of your Company met Five times i.e. on May 15, 2025, May 28, 2025, August 13, 2025, November 14, 2025 and February 06, 2026. The necessary quorum was present for all the meetings. The required information including name of Directors along with category, attendance at Board Meetings & Last Annual General Meeting ("AGM"), name of other listed entities in which he/ she is a director and the number of Directorships and Committee Chairmanships / Memberships held by them in other public limited companies as on 31.03.2026 are given herein below:

Name & Category of Director	Attendance of Board Members at the Meetings during FY 2025-26			No. of Directorship of Companies (Including Omaxe Limited) as on March 31, 2026		No. of Committees (Including Omaxe Limited)		Directorship in other listed Entity & Category of Directorship
	Board Meeting		Last AGM dated 29.09.2025					
	No. of Meetings held after appointment	No. of Meetings Attended		Public	Private	Chairman	Membership (Including Chairmanship)	
Mr. Rohtaas Goel Chairman & Non-Executive Director	5	5	No	1	3	0	0	Nil
Mr. Mohit Goel Managing Director	5	4	No	1	3	0	0	Nil
Ms. Nishal Jain Non-Executive & Woman Independent Director	5	5	Yes	8	0	0	3	Name: M/s Kamdhenu Ventures Limited Category: Non- Executive & Woman Independent Director
Mr. Vinit Goyal Whole Time Director	5	4	Yes	7	7	0	2	Nil
Mr. Aroon Kumar Aggarwal Non-Executive & Independent Director	5	5	Yes	1	0	0	2	Nil
Mr. Satbir Singh Non-Executive & Independent Director	5	5	Yes	1	0	2	0	Nil
Mr. Gurnam Singh* Non-Executive & Independent Director	2	2						Not Applicable
Ms. Binitha Manohar Dalal* Non-Executive & Women Independent Director	0	0						Not Applicable

*Ms. Binitha Manohar Dalal (DIN: 08055468) and Mr. Gurnam Singh (DIN: 08357396) resigned from the Directorship of the Company with effect from April 25, 2025 and September 23, 2025, respectively, due to personal reasons and other professional commitments and consequently ceased to the Member/Chairperson of Audit Committee.

NOTES:

1. The Directorship/Committee membership is based on the disclosures received from the Directors and excludes foreign Companies. Further, chairpersonship/ membership of only Audit and Investor Grievances Cum Stakeholders Relationship Committees (Stakeholder Relationship Committee) are indicated.

2. Based on the disclosures received, none of the Directors on the Board holds directorships in more than ten public companies. None of the Independent Directors serves as an Independent Director in more than seven listed entities as on 31.03.2026. Further, no Whole-time Director serves as an Independent Director in any other listed Company.

3. As required under Regulation 26(1) of SEBI (LODR) Regulation, 2015 and confirmed by directors, none of the Directors are: (i) member of more than 10 Committees; and (ii) Chairman/ Chairperson of more than 5 Committees.

4. None of the Directors are related to each other except Mr. Rohtaas Goel, Chairman and Non-Executive Director of the Company is father of Mr. Mohit Goel, Managing Director of the Company.

5. The details of Directors appointment and resignation, during the period under review, have been given under the head "Composition of Board" in this Corporate Governance Report. The profiles of Directors are available at the official website of the Company i.e. https://www.omaxe.com/investor/board-of-directors-key-managerial-personnels and brief profiles of Directors proposed to be reappointed are appended in the Notice of 37th Annual General Meeting of the Company being circulated with this Annual Report.

6. The Board of Directors of the Company had accepted all the recommendations of Committees of the Board which are mandatorily required, during the financial year 2025-26.

C) MATRIX SETTING OUT THE SKILLS/EXPERTISE/COMPETENCE OF THE BOARD OF DIRECTORS, PURSUANT TO REGULATION CLAUSE 2(H)(I) OF PARA C OF SCHEDULE V OF SEBI (LODR) REGULATIONS, AS ON MARCH 31, 2026:

Skills/ Expertise/ Competence Required	Mr. Rohtaas Goel	Mr. Mohit Goel	Mr. Vinit Goyal	Mr. Aroon Kumar Aggarwal	Mr. Satbir Singh	Ms. Nishal Jain
	Chairman & Non-Executive Director	Managing Director	Whole Time Director	Non-Executive & Independent Director	Non-Executive & Independent Director	Non-Executive & Woman Independent Director
Sector Knowledge	Yes	Yes	Yes	-	Yes	-
Construction Management	Yes	Yes	Yes	-	Yes	-
Operations Management	Yes	Yes	Yes	Yes	Yes	Yes
Strategic Planning	Yes	Yes	-	Yes	Yes	Yes
Sales & Marketing	Yes	Yes	-	Yes	-	Yes
Financial Planning & Analysis	Yes	Yes	Yes	Yes	Yes	Yes
Legal Knowledge	Yes	Yes	-	-	-	-
Planning & Allocation	Yes	Yes	Yes	Yes	Yes	Yes
Risk Management	Yes	Yes	Yes	-	Yes	-
Digital Technology	Yes	Yes	Yes	Yes	Yes	Yes
Leadership Development	Yes	Yes	-	Yes	-	Yes
Human Resource Development	Yes	Yes	-	Yes	-	Yes
Corporate Governance	Yes	Yes	Yes	Yes	Yes	Yes
Investor Relations	Yes	Yes	Yes	Yes	Yes	Yes

D). DETAILS OF SHAREHOLDING HELD BY DIRECTORS OF OMAXE LIMITED AS ON MARCH 31, 2026:

Name	Category of Director	No. of equity shares held in Omaxe Ltd.
Mr. Rohtaas Goel	Chairman & Non-Executive Director	4550120
Mr. Mohit Goel	Managing Director	1533250
Mr. Vinit Goyal	Whole Time Director	Nil
Mr. Aroon Kumar Aggarwal	Non-Executive & Independent Director	16549
Mr. Satbir Singh	Non-Executive & Independent Director	Nil
Ms. Nishal Jain	Non-Executive & Woman Independent Director	Nil

3. INDEPENDENT DIRECTORS

Independent Directors play a vital role in decision-making at the Board level. They bring objectivity, an external perspective, and act as guardians of stakeholder interests. Their presence ensures balanced deliberations and accountability, thereby fostering sustainable growth of the Company and its stakeholders.

In accordance with Regulation 25(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, the Independent Directors of the Company have confirmed that they are not aware of any circumstance or situation that exists or can be reasonably anticipated, which could impair or impact their ability to effectively discharge their duties as Independent Directors.

The Company has received disclosures from all the Independent Directors that they fulfill conditions specified under Section 149(6) of Companies Act, 2013 and Regulation 16(1) (b) of SEBI (LODR) Regulations and are Independent of the Management of the Company. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under Regulation 16(1) (b) of the SEBI (LODR) Regulations and possess high integrity expertise and experience including the proficiency required to discharge the duties and responsibilities as Directors of the Company.

Further, Mr. Satbir Singh (DIN: 06887978) and Mr. Gurnam Singh (DIN: 08357396) as Additional Directors in the category of Non-Executive Independent Directors for a term of three consecutive years with effect from May 15, 2025 and May 28, 2025, respectively. Subsequently, the Members of the Company approved their appointments as Non-Executive Independent Directors. Ms. Binitha Manohar Dalal (DIN: 08055468) and Mr. Gurnam Singh (DIN: 08357396) resigned from the Directorship of the Company with effect from April 25, 2025 and September 23, 2025, respectively, due to personal reasons and other professional commitments.

A separate meeting of Independent Directors i.e. Mr. Satbir Singh, Ms. Nishal Jain and Mr. Aroon Kumar Aggarwal, was held on February 06, 2026:-

- To review the performance of Non-Independent Directors and the Board as a whole;
- To review the performance of the Chairman of the Company, taking into account the views of executive directors and non-executive directors; and
- To assess the quality, quantity and timeliness of flow of information between the Company management and the Board so as to ensure that the Board is performing their duties effectively and reasonably.

Familiarization Programme for Independent Directors

Pursuant to SEBI (LODR) Regulations, 2015, the Company has conducted the familiarization program for Independent Directors during the year under review. The Board members are provided with necessary information, documents, reports and internal policies to familiarize them with the Company's procedures and practices. The familiarization program aims to familiarize the Independent Directors with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company etc. The Company's Policy of conducting the familiarization Program has been disclosed on the website of the Company at https://www.omaxe.com/investor/details-of-familiarization-programmes-imparted-to-independent-directors

4. COMMITTEES OF THE BOARD OF DIRECTORS

The Board has formed various committees with clearly defined terms of reference to promote efficient and effective decision-making. The composition of the Board Committees are available on the Company's website at https://www.omaxe.com/investor/composition-of-committies-of-board-of-directors.

The Company has following Committees of the Board of Directors of the Company:

A. Audit Committee
B. Nomination & Remuneration Committee
C. Corporate Social Responsibility Committee
D. Investor Grievances cum Stakeholders Relationship Committee
E. Risk Management Committee

The Company Secretary acts as Secretary of all the above-mentioned Committees. The details of Committees are indicated below:

A. AUDIT COMMITTEE

I. Composition, Meetings and Attendance

The composition, scope and powers/duties of the Audit Committee of the Company is in line with the provisions of Section 177 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 and Regulation 18 of the SEBI (LODR) Regulations, 2015.

During the year under review, the composition of the Audit Committee was suitably reconstituted from time to time to give effect to the changes in the composition of the Board. Consequent to the cessation of Ms. Binitha Manohar Dalal as a Director of the Company, she also ceased to be the Chairperson and Member of the Audit Committee. Subsequently, Mr. Satbir Singh was inducted as the Chairperson and Member of the Audit Committee on May 15, 2025.

Further, with effect from May 28, 2025, Mr. Gurnam Singh was inducted as a Member of the Audit Committee in place of Mr. Aroon Kumar Aggarwal. Thereafter, upon the resignation of Mr. Gurnam Singh from the Board and its Committees, Mr. Aroon Kumar Aggarwal was re-inducted as a Member of the Audit Committee with effect from November 14, 2025.

As on March 31, 2026, the Audit Committee of Board of Directors comprised of four members of which Mr. Satbir Singh, Non- Executive & Independent Director, as Chairperson and Ms. Nishal Jain, Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Directors, and Mr. Vinit Goyal, Whole-time Director of the Company, as members of the Committee. The Chairperson of Audit Committee was present at the Annual General Meeting held on September 29, 2025.

The Company Secretary acts as Secretary to the Committee.

During the period under review, Six (6) meetings of Audit Committee were held on May 15, 2025, May 28, 2025, August 13, 2025, November 14, 2025, December 18, 2025 and February 06, 2026. The requisite quorum was present in all meetings. The details of meetings held and attended by the members of the Committee during FY 2025-26 is given below:

Name & Category of Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Mr. Satbir Singh (Non-Executive & Independent Director)	Chairperson	6	6
Ms. Nishal Jain (Non-Executive & Woman Independent Director)	Member	6	6
Mr. Vinit Goyal (Whole Time Director)	Member	6	5
Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director)	Member	3	3
Mr. Gurnam Singh (Non-Executive & Independent Director)	Member	2	2

II. Brief description of terms of Reference

The terms of reference of the Audit Committee include:

1. Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible.

2. Recommending to the Board, the appointment, reappointment and, if required, the replacement or removal of the auditor and the fixation of audit fees/remuneration.

3. Review and monitor the auditor's independence, performance and effectiveness of audit process.

4. Examination of the financial statement and the auditors' report thereon.

5. Approval or any subsequent modification of transaction(s) of the Company with related party (ies).

6. Approval of payment to statutory auditors for any other services rendered by the statutory auditors.

7. Scrutiny of inter-corporate loans and investments.

8. Valuation of undertaking or assets of the Company, wherever it is necessary.

9. Reviewing, with the management, the annual financial statements and Audit report before submission to the board for approval, with particular reference to:
   a. Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in term of clause (c) of sub section (3) of 134 of Companies Act 2013;
   b. Changes, if any, in accounting policies and practices and reasons for the same;
   c. Major accounting entries involving estimates based on the exercise of judgment by management;
   d. Significant adjustments made in the financial statements arising out of audit findings;
   e. Compliance with listing and other legal requirements relating to financial statements;
   f. Disclosure of any related party transactions and
   g. Modified opinion/Qualifications in the draft audit report and Limited Review Reports

10. Reviewing, with the management, the quarterly financial statements before submission to the board for approval.

11. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue or preferential issue or qualified institution placement, and making appropriate recommendations to the Board to take up steps in this matter.

12. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems.

13. Evaluation of internal financial controls and risk management systems.

14. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit.

15. Discussion with internal auditors any significant findings and follow up there on.

16. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or

irregularity or a failure of internal control systems of a material nature and reporting the matter to the board.

17. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern.

18. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors.

19. To review the functioning of the Whistle Blower/ Vigil mechanism.

20. Approval of appointment of CFO (i.e. the Whole Time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience & background, etc. of the candidate.

21. The Audit Committee may call for the comments of the auditors about internal control system, the scope of the audit, including the observations of the auditors and review of financial statement before their submission to the Board and may also discuss any related issues with the internal and statutory auditors and management of the Company.

22. Reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crores or 10% of the asset size of the subsidiary, whichever is lower including existing loans/ advances/investments existing.

23. To consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.

24. The Audit Committee shall also perform other functions/ roles as may be specified/ prescribed/applicable under Companies Act, 2013, rules made thereunder, including any amendment and Listing Agreement with the stock exchanges from time to time.

25. Statement of significant related party transactions (as defined by the audit committee), submitted by management

    The Audit Committee shall mandatorily review the following information:

    1. Management discussion and analysis of financial condition and results of operations;
    2. Management letters / letters of internal control weaknesses issued by the statutory auditors, if any;
    3. Internal audit reports relating to internal control weaknesses;
    4. The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee; and
    5. Statement of deviations, if any:
        a. Quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).
        b. Annual statement of funds utilized for purposes other than those stated in the offer document/ prospectus/notice in terms of Regulation 32(7).

B. NOMINATION & REMUNERATION COMMITTEE

(i) Composition, Meetings and Attendance

The composition, scope and powers/duties of the Nomination & Remuneration Committee (NRC) of the Board of Directors are in conformity with the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of the SEBI (LODR) Regulations, 2015.

During the period under review, NRC Committee was reconstituted by inducting Mr. Satbir Singh as a Member of the Committee with effect from May 28, 2025.

As on March 31, 2026, NRC comprised of four members, of which three were Independent Directors viz Ms. Nishal Jain, Non-Executive & Women Independent Director as Chairperson and, Mr. Aroon Kumar Aggarwal, and Mr. Satbir Singh Non-Executive & Independent Directors and Mr. Rohtaas Goel, being Chairman of the Company, as Members. The Company Secretary acts as Secretary to the NRC.

During the year under review, three meetings of NRC were held on May 15, 2025, May 28, 2025 and August 13, 2025. The requisite quorum was present at the meeting. The details of meeting held and attended by the members of the Committee during FY 2025-26 is given below:

Name & Category of Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Nishal Jain (Non- Executive & Woman Independent Director)	Chairperson	3	3
Mr. Rohtaas Goel (Chairman & Non-Executive Director)	Member	3	3
Mr. Satbir Singh (Non-Executive & Independent Director)	Member (w.e.f 28.05.2025)	2	2
Mr. Aroon Kumar Aggarwal (Non-Executive & Independent Director)	Member	3	3

(ii) Brief description of terms of Reference

The role of the Nomination and Remuneration Committee inter-alia includes the following:

1. The Nomination & Remuneration Committee shall identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, recommend to the Board their appointment and removal.

2. Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.

3. The Committee shall specify the manner for effective evaluation of performance of Board, its committees and individual directors to be carried out either by the Board, by the Nomination and Remuneration Committee or by an independent external agency and review its implementation and compliance.

4. The Committee shall formulate the criteria for determining qualifications, positive attributes and independence of a director.

5. Recommend to the Board a policy, relating to the remuneration for directors, key managerial personnel and other employee including ESOP, pension rights and any other compensation payment.

6. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an Independent Director. The person recommended to the Board for appointment as an Independent Director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee:

    a) use the services of any external agencies, if required;
    b) consider candidates from a wide range of backgrounds, having due regard to diversity; and
    c) consider the time commitments of the candidates.

7. The Nomination & Remuneration Committee shall also formulate the criteria for evaluation of performance of Independent Directors and the Board and also laid down the policy on Board's diversity.

8. The Nomination & Remuneration Committee

shall recommend to the board, all remuneration, in whatever form, payable to senior management, Managerial person and Directors of the Company.

9. Framing the Employees Share Purchase Scheme (ESPS)/ Employees Stock Option Scheme (ESOS) Scheme and recommending the same to the Board/ shareholders for their approval and implementation/administration & monitoring of the scheme approved by the shareholders.

10. Suggesting to Board/ shareholders changes in the ESPS/ ESOS.

11. The Nomination & Remuneration Committee shall also perform other functions/roles as may be specified/prescribed/ applicable under the Companies Act, 2013, rules made thereunder, SEBI Regulations, including any amendment, from time to time.

    The Nomination & Remuneration Committee shall, for appointment of an independent director, evaluate the balance of skills, knowledge and experience as a potential member of the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director should have the capabilities identified in such description.

    The Nomination & Remuneration Committee coordinates and oversees the annual evaluation of the Board and of individual Directors of the Company. It also reviews the performance of all the executive Directors on such intervals as may be necessary on the basis of the detailed performance parameters set for each executive Director. The Nomination & Remuneration Committee may also regularly evaluate the usefulness of such performance parameters, and make necessary amendments.

(iii) Remuneration Policy for Directors

The Remuneration Policy of the Company is directed towards rewarding performance, based on review of achievements on periodical basis. The Remuneration Policy is in consonance with the existing Industry norms. The Policy on Appointment and Remuneration of Directors is annexed to this report. The same is also available on the website of the Company under the web-link https://www.omaxe.com/investor/terms-conditions-of-appointment-of-independent-directors.

(iv) Performance evaluation criteria for Independent Directors

Pursuant to the provisions of the Companies Act, 2013 and Regulation 19 of the SEBI (LODR) Regulations, the Nomination & Remuneration Committee has laid down the criteria for performance evaluation of Independent Directors and Executive Directors, which inter-alia covers level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority shareholders etc. The performance evaluation of the Independent Directors was carried out by the Non-Independent Directors. The performance evaluation of the Chairman and of the Non-Independent Directors was carried out by the Independent Directors in their separate meeting held on February 6, 2026.

The Directors expressed their satisfaction with the evaluation process.

C. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE (CSR COMMITTEE)

(i) Composition, Meetings and Attendance

As on March 31, 2026, the CSR Committee comprised of three members of which Ms. Nishal Jain, Non-Executive & Women Independent Director as Chairperson, Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director and Mr. Vinit Goyal, Whole Time Director of the Company as its Members. The composition of CSR Committee is in compliance with the provisions of Section 135 of the

Companies Act, 2013. The Company Secretary acts as Secretary to the Committee.

During the year under review, one meeting of CSR Committee was held on August 13, 2025, wherein requisite quorum was present. The details of meeting held and attended by the members of the CSR Committee during FY 2025-26 is given below:

Name & Category of Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Nishal Jain (Non- Executive & Woman Independent Director)	Chairperson	1	1
Mr. Aroon Kumar Aggarwal (Non- Executive & Independent Director)	Member	1	1
Mr. Vinit Goyal (Whole Time Director)	Member	1	1

(ii) Brief description of terms of Reference

The Committee functions in accordance with the terms of reference as specified under the Act, and as may be specified by the Board from time to time, which inter-alia includes:

1. Formulate, Monitor and recommend, to the Board a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the Company in area or subject as specified in Schedule VII of the Companies Act, 2013;
2. Recommend to the Board, modification to the CSR Policy as and when necessary;
3. Ensure the activities included by a company in its CSR policy are related to the activities of Schedule VII of Companies Act, 2013;
4. Recommend the amount of expenditure to be incurred on the activities;
5. Develop internal operating structure and transparent monitoring mechanism;
6. Periodically monitor the implementation of CSR Policy and Projects of the Company;
7. Formulation of Annual Action Plan in accordance with the provisions of Companies Act, 2013; and
8. Consider other functions, as defined by the Board or as may be stipulated under any law, rule or regulation including the SEBI Listing Regulations and the Act.

The disclosure as per Companies (Corporate Social Responsibility Policy) Rules, 2014 is made in prescribed format which is appended as Annexure II to the Board's Report forming part of this Annual Report. The CSR Policy is also available on the website of the Company under the web link https://www.omaxe.com/investor/other-codes-policies

D. INVESTOR GRIEVANCES CUM STAKEHOLDERS RELATIONSHIP COMMITTEE (IGSRC)

(i) Composition, Meetings and Attendance

The composition of the IGSRC is in line with the provisions of Section 178 of the Companies Act, 2013 and Regulation 20 of the SEBI (LODR) Regulations, 2015. As on March 31, 2026, The IGSRC comprised of three Members of which Mr. Satbir Singh, Non-Executive & Independent Director as Chairperson, Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director and Mr. Vinit Goyal, Whole Time Director of the Company as its Members. The Company Secretary acts as Secretary to the Committee.

During the period under review, IGSRC was reconstituted on May 28, 2025 by appointing Mr. Satbir Singh as Chairperson and Member of the Committee, in place of Ms. Nishal Jain, who ceased to be the Chairperson and Member of the Committee.

During the year under review, one meeting of IGSRC was held on May 28, 2025 wherein requisite quorum was present. The details of meetings held and attended by the Members of the Committee during FY 2025-26 is given below:

Name & Category of Director	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Mr. Satbir Singh (Non-Executive & Women Independent Director)	Chairperson	1	1
Mr. Vinit Goyal (Whole Time Director)	Member	1	1
Mr. Aroon Kumar Aggarwal (Non- Executive & Independent Director)	Member	1	1

(ii) Brief description of terms of Reference

The role of Investor Grievances cum Stakeholders Relationship Committee inter-alia includes the following:

1. Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.;
2. Review of measures taken for effective exercise of voting rights by shareholders;
3. Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent;
4. Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/ statutory notices by the shareholders of the Company.
5. Resolving grievances of debenture holders related to creation of charge, payment of interest/principal, maintenance of security cover and any other covenants.

(iii) Shareholders' Grievances

During the Financial Year 2025–26, one complaint was pending at the beginning of the year and two complaints were received from shareholders. All the complaints, including the opening complaint, were satisfactorily resolved within the prescribed timelines, and no complaint remained pending as at the end of the year. Further, no valid request for transfer/ transmission of shares was pending as on March 31, 2026.

The Company also has a dedicated investor section on its website i.e. https://www.omaxe.com/investor, to facilitate the Shareholders requests/ queries/ grievances etc. Shareholders may visit the Company's website for details viz. shareholder information/documents and communication details of Registrar and Share Transfer Agent etc.

(iv) Name and Designation of Compliance Officer

Mr. D B R Srikanta, President Legal Head & Company Secretary of the Company is Compliance Officer of the Company for complying with the requirements of Securities laws and other Act and regulation applicable to the Company. He is also the Nodal Officer for redressal of Investor Grievances.

E. RISK MANAGEMENT COMMITTEE (RMC)

(i) Composition, Meetings and Attendance

The composition of the RMC is in line with the provisions of Regulation 21 of the SEBI (LODR) Regulations, 2015. As on 31st March 2026, Risk Management Committee comprised of four members out of which three Members are Directors, viz. Mr. Nishal Jain, Non-Executive & Women Independent Director, as Chairperson, Mr. Satbir Singh Non-Executive & Independent Director, Mr. Vinit Goyal, Whole-time Director and. Mr. Atul Banshal (Director-Finance & CFO) as Members. The Company Secretary acts as Secretary to the Committee.

During the year under review, the composition of the Risk Management Committee was suitably reconstituted from time to time. On May 28, 2025, Mr. Gurnam Singh and Mr. Satbir Singh, Non-Executive & Independent Directors were inducted to Risk Management Committee as Chairperson & Members, respectively and Mr. Aroon Kumar Aggarwal ceased to be Chairperson & Member of Risk Management Committee. Thereafter, upon the resignation of Mr. Gurnam Singh from the Board and its Committees, Ms. Nishal Jain was inducted as Chairperson & Member of the Risk Management Committee with effect from November 14, 2025.

During the year under review, two meetings of RMC were held on May 28, 2025 and November 14, 2025 wherein requisite quorum was present.

The details of meeting held and attended by the members of the Committee during FY 2025-26 are given below:

Name & Category of Director/Member	Committee Position	No. of Meetings held during tenure	No. of Meetings attended
Ms. Nishal Jain (Non- Executive & Women Independent Director)	Chairperson (w.e.f. 14-11-2025)	1	1
Mr. Satbir Singh (Non- Executive & Independent Director)	Member	2	2
Mr. Vinit Goyal (Whole Time Director)	Member	2	2
Mr. Atul Banshal (Director-Finance & CFO)	Member	2	2
Mr. Gurnam Singh (Non- Executive & Independent Director)	Chairperson (till 23.09.2025)	1	1

(ii) Brief description of terms of Reference

The Committee functions in accordance with the terms of reference as specified under the SEBI (LODR) Regulations, 2015 and applicable provisions under the Companies Act, 2013, if any and as may be specified by the Board from time to time, which inter-alia includes:

1. The Committee shall be responsible for framing, implementing and monitoring the risk management plan, assign the roles and responsibilities in relation to enterprise risk management, ensuring that the chosen risk approach is aligned to the organizational vision, mission, strategy, goals and objectives etc

2. To formulate a detailed risk management policy which shall include:

   (a) A framework for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.

   (b) Measures for risk mitigation including systems and processes for internal control of identified risks.

   (c) Business continuity plan.

3. To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company.

4. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems.

5. To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity.

6. To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken.

7. The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.

8. The Risk Management Committee shall coordinate its activities with other Committees, in instances where there is any overlap with

activities of such committees, as per the framework laid down by the board of directors.

The policy on Risk Management of the Company is available on the website of the Company under the weblink https://www.omaxe.com/investor/other-codes-policies.

5. NON-MANDATORY COMMITTEES OF THE COMPANY

In addition the above statutory committees, the Board has constituted "Debenture Issue & Allotment Committee", for the purpose of allotment of Debentures, on May 15, 2025. The Board has also constituted "Investment & Borrowing Committee" of the Board, for consideration and approval of matters related investments, borrowings, granting of loans, guarantees etc., and "Corporate Affairs Committee", for consideration of matters related to day to day affairs of the Company, on August 13, 2025. The Share Transfer Committee, Finance Committee, Legal Committee, Administration Committee and Property Registration & Transfer Committee were dissolved on August 13, 2025.

6. PARTICULARS OF SENIOR MANAGEMENT OF THE COMPANY AS ON 31ST MARCH 2026

S. No.	Name Of Senior Management Personnel	Designation	Department
1	Mr. Jatin Goel	Director	Operations
2	Mr. Atul Banshal	Director-Finance & CFO	Finance & Corporate Accounts
3	Mr. D B R Srikanta	President & Company Secretary	Legal & Company Secretarial
4	Mr. Abhinav Chand Ajmera	President	Leasing
5	Mr. Bhupendra Singh	President	Business Head
6	Mr. Digamber Singh	President	MEPF Services
7	Mr. Sunil Kumar Solanki	President	Business Head
8	Mr. Vineet Kumar Sharma	President	Business Head
9	Mr. Rakesh Kumar Srivastava	President	Legal (Uttar Pradesh Region)
10	Mr. Rahul Chatterjee	President	Corporate Treasury, CRM Outflow & Marketing
11	Mr. Shravan Kumar Govil	President	Business Head
12	Mr. Devendra Shankar Vishnoi	Senior Vice President	Taxation - Direct
13	Mr. Prakash Chand Joshi	Senior Vice President	CRM
14	Mr. Tanuj Bansal	Senior Vice President	Business Head
15	Mr. Pankaj Varshney	Senior Vice President	Structural Design & Quality
16	Mr. Anjani Kumar Pandey	Senior Vice President	Business Head
17	Mr. Amit Singal	Senior Vice President	Contracts
18	Mr. Rahul Aggarwal	Vice President	Sales & Marketing
19	Ms. Nisha Sareen	Vice President	CRM
20	Mr. Neeraj Arora	Vice President	Project Management Office
21	Mr. Shivaji Patil	Vice President	Construction
22	Mr. Jitender Kumar Garg	Vice President	Business Head
23	Ms. Kusum Lata	Additional Vice President	Human Resources
24	Mr. Rajendra Kumar Sharma	Additional Vice President	Project - Stores
25	Ms. Rakhi Beriwal	Vice President	Marketing
26	Mr. Ravi Chauhan	Vice President	Construction
27	Mr. Vinay Kumar	Additional Vice President	Construction
28	Mr. Jitender Goel	Additional Vice President	Project Accounting - HO
29	Mr. Rajneesh Pabbi	OSD to MD	Liaison

During the year under review, Mr. Manoj Kumar Dua ceased to be Senior Management Personnel of the Company with effect from December 10, 2025, due to personal reasons. Further after the end of FY 2025-26, Mr. Shivaji Patil ceased to be Senior Management Personnel of the Company with effect from July 8, 2026, due to personal reasons.

7. GENERAL BODY MEETINGS

Particulars of past three Annual General Meetings (AGMs)/ Extra-ordinary General Meeting (EGM) and Special resolution passed:

Year	Venue	Date, Day & Time	Special Resolution Passed
Annual General Meeting			
During 2025-26	Video Conferencing/ Other Audio-Visual Means (VC/ OAVM)	September 29, 2025 (Monday) at 12:00 Noon	• Re-appointment of Mr. Aroon Kumar Aggarwal (DIN: 00828759) as Non-Executive & Independent Director of the Company. • Payment of remuneration of Mr. Rohtaas Goel (DIN: 00003735), Chairman & Non-Executive Director of the Company for The Financial Year 2025-26, which may exceed 50% of the total annual remuneration payable to all other Non-Executive Directors of the Company.
During 2024-25	Video Conferencing/ Other Audio-Visual Means (VC/ OAVM)	September 27, 2024 (Friday) at 12:00 Noon	• Re-Appointment of Ms. Nishal Jain (Din: 06934656) as Non-Executive & Woman Independent Director of the Company. • Payment of Remuneration to Mr. Rohtas Goel (DIN: 00003735), Chairman & Non-Executive Director of the Company for the Financial Year 2024-25, which may exceed 50% of the total Annual Remuneration payable to all other Non-Executive Directors of the Company. • Adoption of New set of Memorandum of Association of the Company as per Companies Act, 2013. • Increase in remuneration of Mr. Vinit Goyal (DIN: 03575020), Whole Time Director of the Company and payment of remuneration in case of absence/ inadequacy of profits.
During 2023-24	Video Conferencing/ Other Audio-Visual Means (VC/ OAVM)	September 29, 2023 (Friday) at 12:00 Noon	• Confirmation/ Ratification of remuneration paid to Mr. Rohtas Goel during the Financial Year 2022-23. • Change in designation of Mr. Rohtas Goel (DIN: 00003735) from "Chairman & Whole-Time Director" to "Chairman & Non-Executive Director/ Non-Executive Chairman" and payment of remuneration. • Payment of remuneration to Mr. Rohtas Goel (DIN: 00003735), Chairman & Non-Executive Director of The Company for the Financial Year 2023-24, which may exceed 50% of the total annual remuneration payable to all other Non- Executive Directors of the Company.
Extra-ordinary General Meeting			
NA			

8. POSTAL BALLOT

During Financial year 2025-26, the Company, in compliance with applicable provisions of the Companies Act, 2013, relevant Rules, MCA & SEBI circulars, and Secretarial Standard-2, sought shareholders' approval by way of a Special Resolution through notice of postal ballot dated May 28, 2025, for the regularization of Mr. Satbir Singh (DIN: 06887978) and Mr. Gurnam Singh (DIN: 08357396), as a Non-Executive & Independent Directors. The above resolution was duly passed with requisite majority on August 02, 2025 and the results of the same were announced on August 04, 2025.

Further no special resolution is being proposed to be conducted through postal ballot.

Mr. Neeraj Jain (ICSI M. No. F9599, COP No. 26163), Proprietor of M/s Neeraj Jain and Associates, Practicing Company Secretaries, was appointed as the Scrutinizer to scrutinize the postal ballot process by voting through electronic means only (remote e-voting) in a fair and transparent manner. Details of the voting results are provided below:

Resolution passed through Postal Ballot	Votes in favour of the resolution		Votes against the resolution	
	Number of valid votes cast (shares) in favour of Resolution	Percentage of total number of valid votes cast in favour of Resolution	Number of valid votes cast (shares) against the resolution	Percentage of total number of valid votes cast against the resolution
Regularization of appointment of Mr. Satbir Singh (DIN: 06887978) as Non-Executive & Independent Director	133734883	99.9988%	1571	0.0012%
Regularization of appointment of Mr. Gurnam Singh (DIN: 08357396) as Non-Executive & Independent Director	133734858	99.9988%	1596	0.0012%

9. MEANS OF COMMUNICATION

Publication of Results: The quarterly/annual results of the Company are usually published in the newspaper, like Business Standard or Financial Express and Jansatta. Results are also available on Company's website at www.omaxe.com.

News, Release etc.: The Company has its own website at www.omaxe.com, and all vital information relating to the Company and its performance including financial results, corporate announcements, press releases pertaining to important developments, performance updates and corporate presentations etc. are regularly posted on the website of the Company. The Company's website contains separate dedicated section "Investors" where Shareholders & Media related information is available. All intimations/information filed with Stock Exchanges are also available on the websites of BSE Ltd. (BSE) and National Stock Exchange of India Ltd. (NSE) for public dissemination.

During the year under review, no presentations were made to institutional investors or to the analysts.

10. OTHER DISCLOSURES

a) Materially significant related party transactions

All transactions entered into with the related parties as defined under the Companies Act, 2013 and Regulation 23 of the SEBI (LODR) Regulations, 2015, as amended, during the year under review, were approved by the Audit Committee and the Board/ Shareholders of the Company, wherever required, and generally were at arm's length and in the ordinary course of business. The transactions which were repetitive in nature were approved through omnibus route by the Audit Committee. The Company has not entered into any materially significant related party transaction that have potential conflict with the interest of the Company at large.

A comprehensive list of Related Parties and Related Party Transactions has been given in Note No. 54 and Note No. 56 of Notes on Standalone Financial Statements and Consolidated Financial Statements, respectively, forming part of this Annual Report.

The Board of Directors has laid down a policy on related party transactions and its materiality, setting-out the manner how the Company will address related party transactions, including the material transactions based on the threshold limits applicable to such transactions in accordance with the requirements of the Companies Act, 2013 and the SEBI (LODR) Regulations, 2015. The said policy is available on the website of the Company and may be accessed at the web link https://www.omaxe.com/investor/policy-on-dealing-with-related-party-transactions.

b) Dividend Distribution Policy

The Company has formulated a Dividend Distribution Policy in accordance with the provisions of Regulation 43A of SEBI (LODR) Regulations, 2015. The objective of this policy is to establish the parameters to be considered by the Board of Directors of your Company before declaring or recommending dividend. The said policy is available at Company's website at https://www.omaxe.com/investor/dividend-distribution-policy.

c) Compliances, Strictures and Penalties

The Company has complied with various Rules and Regulations prescribed by the Stock Exchanges, SEBI and other statutory authorities relating to the capital markets as and when and to the extent it becomes applicable to the Company. However, during FY 2024-25, SEBI vide its order dated July 30, 2024 (Ref. No. QJA/GR/CFID/CFID/30598/2024-25), imposed a penalty of Rs.7,00,000 on the Company in connection with alleged misstatements/irregularities in its financial statements for FY 2018-19, 2019-20 and 2020-21 & also restrained the Company from accessing the securities market and dealing in securities for two years from the effective date of the order.

The Company denied all the allegations and filed an appeal before the Hon'ble Securities Appellate Tribunal (SAT), Mumbai and Hon'ble SAT, through its order dated October 1, 2024, granted a stay on the SEBI Order's directions under Paragraphs 41(i) and (ii), subject to deposit of the penalty amount—which has since been complied with. The matter is currently pending and sub-judice before SAT.

No penalties or strictures have been imposed by Stock Exchanges, SEBI and other statutory authorities relating to the capital markets, on the Company in last three years, except as above. Further, no significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and company's operations in future.

d) Whistle Blower Policy/ Vigil Mechanism

Pursuant to Section 177 of the Companies Act, 2013 and Regulation 22 of the SEBI (LODR) Regulations, 2015, the Company has in place a whistle blower policy for establishing a vigil mechanism for Directors and employees to report instances of unethical and/ or improper conduct and to take suitable steps to investigate and correct the same. Directors, employees, vendors, customers or any person having dealings with the Company/ subsidiary (ies) may report non-compliance of the policy to the noticed persons. The details of the Whistle Blower Policy are available on the website of the Company at https://www.omaxe.com/investor/vigil-mechanism-whistle-blower-policy. The Directors and management personnel maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discrimination. No person was denied access to the Audit Committee during the Financial Year 2025-26.

e) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements

The Company has complied with all the mandatory requirements of SEBI (LODR) Regulations, 2015. Further, the status of adoption of the discretionary requirements as specified in sub - regulation 1 of Regulation 27 of the SEBI (LODR) Regulations, 2015 are as follows:

(i) Non-Executive Chairman's Office:

Mr. Rohtaas Goel continued to serve as the Chairman and Non-Executive Director of your Company. The Chairman's office with the required facilities is maintained by the Company at its expense, for use by its Non-Executive Chairman.

(ii) Separate positions of Chairman and Chief Executive Officer/Managing Director:

The positions of Chairman and Managing Director were held by different persons during the period under review. However, Mr. Rohtaas Goel, Chairman, is the father of Mr. Mohit Goel, Managing Director of the Company.

(iii) Shareholder's Rights:

The quarterly/ half-yearly/ annual financial results of the Company are timely disclosed to the Stock Exchanges where the equity shares of the Company are listed and are also published in newspapers in accordance with the provisions of SEBI (LODR) Regulations, 2015. Further, these results are also posted on the website of the Company at www.omaxe.com. In view of same, individual communication of quarterly/ half-yearly/ annual financial results to the shareholders is not being made. Further, information pertaining to the important developments in the Company is brought to the knowledge of the public at large, investors and shareholders of the Company, in particular, through communications sent to the stock exchanges, through press releases in leading newspapers and through regular uploads made on Company's website.

(iv) Unmodified Opinion in Audit Report:

The Auditors' Reports on financial statement of the Company for the financial year ended on 31st March 2026 (both, the Standalone and Consolidated) do not contain any qualification from the Statutory Auditors and it shall be the endeavor of the Company to continue the trend by building up accounting systems and controls which ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report as to the audited accounts.

(v) Reporting of Internal Auditor

The Internal Auditors of the Company directly report to Audit Committee and have direct access to the Audit Committee.

(vi) Risk Management Committee

The Company has formed a Risk Management Committee and the details of same are included in Corporate Governance Report.

f) Commodity price risk or foreign exchange risk and hedging activities

Not applicable as Company do not deal in commodities and commodity market.

g) Policy for determining Material Subsidiary

The Company has formulated a policy for determining Material Subsidiary and the same is available on website of the Company at https://www.omaxe.com/investor/policy-for-determining-material-subsidiaries.

h) Details of utilization of funds raised through preferential allotment or qualified institutions placement

During the Financial Year 2025-26, the Company had not raised any funds through preferential allotment or qualified institutions placement and neither utilize.

i) Certification from Company Secretary in Practice

As required under Clause 10(i) of Para C of Schedule V of the SEBI (LODR) Regulations, 2015, the Company has obtained a certificate from M/s DMK Associates, Company Secretaries in practice certifying that none of the Directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as Directors of companies by the SEBI, Ministry of Corporate Affairs (MCA) or any such other statutory authority. A copy of the certificate is annexed herewith forming part of this report.

j) Recommendation of the Committees

During the year under review, the Board of Directors of the Company has accepted all the recommendations of the Committees.

k) Fees paid to Statutory Auditors

Total fees for all services paid by the Company, its subsidiaries companies and Associates Companies, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity, of which the statutory auditor is a part, pursuant to clause 10(k) of the Para C of Schedule V of SEBI (LODR) Regulations, 2015 is available under Note No. 51 of Consolidated Financial Statements of Company for the financial year 2025-26.

l) Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace

The Company has Internal Complaints Committee (ICC), in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and all female employees are covered under the Policy. The Company is committed towards creating a workplace that is free from any form of harassment and discrimination and has a Zero tolerance approach towards any act of harassment and prohibits any form of sexual harassment and any such incidence is immediately investigated and appropriate action taken in the matter against the offending employee(s) based on the nature and the seriousness of the offence. The Company has in place, a policy on Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace and matters connected therewith or incidental thereto covering all the aspects as contained under 'The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder.

Further, disclosures required in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 are as follows:

Particulars	Number of cases
Number of complaints of sexual harassment received in the year	Nil
Number of complaints disposed off during the year	Nil
Number of cases pending for more than ninety days	Nil

m) Loans and Advances

The disclosure with respect to Loans and Advances in the nature of Loans to Firms/ Companies in which Directors are interested is set out in Note No. 54 of the Standalone and Note No. 56 of Consolidated Financial Statements forming part of this Annual Report.

n) Details of material subsidiaries

The details of material subsidiaries as per Clause 10(n) of Para C of Schedule V of SEBI (LODR) Regulations, 2015 are as under:

S. No.	Name of Subsidiary	Date & Place of Incorporation	Name of Statutory Auditor	Date of appointment of statutory auditor
1.	Omaxe New Chandigarh Developers Private Limited	12/04/2006 Jaipur, Rajasthan*	BSD & Co., Chartered Accountants, New Delhi	**Date of appointment:** 26/09/2017 **Date of Re-appointment:** 30/09/2022
2.	Omaxe Heritage Private Limited	10/01/2008 Delhi	BSD & Co., Chartered Accountants, New Delhi	**Date of appointment:** 03/08/2018 **Date of Re-appointment:** 21/09/2023

*Present registered office is situated in the state of Delhi

o) Code of Conduct to Regulate, Monitor and Report Trading by Insiders

With a view to prevent trading of securities of the Company by an insider on the basis of unpublished price sensitive information and pursuant to the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended, the Company has put in place a code of conduct to regulate, monitor the trading by designated persons and their immediate relatives, adherence to SEBI applicable guidelines in letter and spirit and preserving the confidentiality and preventing the misuse of any unpublished price sensitive information.

11. GENERAL INFORMATION FOR SHAREHOLDERS

a. Date, Time and Venue of Annual General Meeting (AGM)

The 37th AGM of the Company would be held on the day, date and time as mentioned in the Notice convening the said AGM. The Company is conducting AGM through Video Conferencing/ Other Audio-Visual Means (VC/OAVM) pursuant to MCA Circulars and there is no requirement of having a common venue for the AGM. The Registered office shall be deemed to be the venue of 37th AGM.

b. Company Registration Details

The Company is registered in the State of Haryana, India, and the Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L74899HR1989PLC051918.

c. Financial Year

The financial year of the Company is a period of twelve months beginning on 1st of April every calendar year and ending on 31st of March of the following calendar year.

Financial Calendar 2026-27 (tentative and subject to change)

First Quarterly Results	on August 12, 2026
Second Quarterly Results	on or before November 14, 2026
Third Quarterly Results	on or before February 14, 2027
Annual Results	on or before May 30, 2027

d. Date of Book Closure

Information about the Book Closure is provided in the Notice convening the 37th AGM, which is being sent with this Annual Report.

e. Dividend Payment Date, if declared

The Board of Directors of your Company has decided not to recommend any Dividend on Preference Shares & Equity Shares of the Company for the Financial Year ended 31.03.2026, due to losses/ absence of profits. Hence, payment date shall not be applicable.

f. Listing on Stock Exchange

The equity shares of your Company continue to be listed on the following Stock Exchanges:

BSE Ltd. (BSE): Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001

National Stock Exchange of India Ltd. (NSE): "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051

The Company has paid annual listing fees for the financial year 2025-26 & 2026-27 to BSE & NSE. The Company has also paid the Annual Custody Fees to National Securities Depository Limited ('NSDL') and Central Depository Services (India) Limited ('CDSL') for the period under review.

g. Registrar & Share Transfer Agent

M/s MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) is the Registrar and Share Transfer Agent (RTA) of the Company for handling all the matters related to the equity share related matters both in physical and dematerialized mode and for other correspondence. The contact details the RTA are indicated below:

M/s MUFG Intime India Private Limited

(Unit: Omaxe Limited)– Noble Heights, 1st Floor,
Plot No. NH-2, C-1, Block, LSC,
Near Savitri Market, Janakpuri, New Delhi-110058
Tel No: +91 011-41410592, 93, 94
E-mail id: investor.helpdesk@in.mpms.mufg.com
Website: www.in.mpms.mufg.com

h. Share Transfer System

SEBI, through its notification dated June 8, 2018, mandated that transfer of securities be carried out only in dematerialized form. Accordingly, the Company and its RTA do not accept any requests for transfer of securities in physical mode. Further, as per SEBI Master Circular dated May 7, 2024, and subsequent Circulars issued in this regard, operational guidelines have been issued for processing requests such as transmission, transposition, issuance of duplicate certificates, and other related matters, all of which must now be executed only in dematerialized form.

i. Distribution of Shareholding by size as on March 31, 2026

Range of Equity Shares	No. of Share holders	Percent-age of Total Share-holders (%)	No. of Shares	Per-centage of Total Shares(%)
Up-to 500	45195	92.9040	2876138	1.5725
501-1000	1484	3.0505	1176097	0.6430
1001-2000	797	1.6383	1211209	0.6622
2001-3000	296	0.6085	756718	0.4137
3001-4000	151	0.3104	540403	0.2955
4001-5000	149	0.3063	706644	0.3864
5001-10000	261	0.5365	1944388	1.0631
10001 & Above	314	0.6455	173688943	94.9636
Total	**48647**	**100.00**	**182900540**	**100**

j. Dematerialization of shares and liquidity

The shares of the Company are tradable compulsorily in demat form and are available for trading under both the depositories i.e. National Securities Depository Ltd. (NSDL) & Central Depository Services (India) Ltd. (CDSL). As on March 31, 2026, 99.99% equity shares of the Company representing 182900255 shares out of a total of 182900540 equity shares, were held in dematerialized form and the balance 285 equity shares were held in physical form.

The International Security Identification Number (ISIN) allotted to the Company's equity shares is INE800H01010. The Company's shares are actively traded on both the exchanges i.e. BSE Ltd. and National Stock Exchange of India Ltd.(NSE).

k. Outstanding GDRs /ADRs /Warrants or any Convertible instruments, conversion date and likely impact on equity

The Company does not have any outstanding ADRs, GDRs or any other convertible instruments.

l. Commodity price risk or foreign exchange risk and hedging activities

Not applicable as Company do not deal in commodities and commodity market.

m. Plant Locations

The Company is engaged in real estate and allied activities, hence does not have any manufacturing or processing plants. Further, the Company has its presence in 31 cities across 8 states.

n. Address for Correspondence:

Registered Office: 19B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurugram, Haryana-122001.
Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi – 110019

Mr. D B R Srikanta, President-Legal Head & Company Secretary is the Compliance Officer as per Regulation 6 of SEBI (LODR) Regulations, 2015 and Investors' complaint may also be addressed to him at the following address:
Company Secretary & Compliance Officer
Omaxe Limited
Corporate Office: Omaxe House 7, Local Shopping Centre, Kalkaji, New Delhi-110019
Ph. No: 011-41893100
Email: secretarial_1@omaxe.com

o. Credit Ratings

The details of Credit Rating assigned to Omaxe Limited during the years are indicated below:

Credit rating Agency	Type of Credit Rating	Rating	Rating Action	Rating Letter Date
Infomerics valuation and Rating Limited	Long-term bank Facilities	BB+ (Stable)	Assigned	July 4, 2025
CARE Ratings Limited	Long-term bank facilities	BB+ (Stable)	Reaffirmed	13 Oct, 2025
	Long-term / Short term bank facilities	BB+ (Stable)/ A4+	Reaffirmed	13 Oct, 2025
	Long-term bank facilities	-	Withdrawn	13 Oct, 2025
Acuite Ratings & Research Limited	Long-term / Short term bank facilities	BBB- (Stable)/ A3	Assigned	18 March, 2026

p. Unclaimed Amounts Transferred to Investor Education and Protection Fund

The Company had transferred an amount of Rs. 2,08,660/-, being amount of unclaimed dividend during the FY 2025-26 and Rs. 3,49,700/- being amount of unclaimed matured deposit and interest thereon, pertaining to FY 2025-26 to Investor Education and Protection Fund (IEPF) Authority.

The dividends for the under noted years, if remain unclaimed for 7 years from being transferred to respective unclaimed/unpaid dividend account, will be statutorily transferred by the Company to Investors Education and Protection Fund (IEPF) in accordance with the schedule given below. Communication has been sent by the Company to the concerned shareholders advising them to write to the Company in respect of their unclaimed dividend. Attention is drawn that the unclaimed dividend for the financial year 2018-19 is due for transfer to IEPF on November 1, 2026. Once the unclaimed dividend is transferred to IEPF, no claim shall lie against the Company in respect thereof.

F.Y.	Date of declaration of Dividend	Due date for transfer to IEPF
2018-19	26.09.2019	01.11.2026
2019-20	24.12.2020	NA*
2020-21	NA#	NA#
2021-22	NA#	NA#
2022-23	NA#	NA#
2023-24	NA#	NA#
2024-25	NA#	NA#

** Entire amount of dividend on preference shares was paid to the preference shareholder.*
 # No dividend was declared for the FY 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25.

q. Unclaimed Shares & IPO Refund

In terms of the provisions under Schedule V of SEBI (LODR) Regulations, 2015, the details in respect of Unclaimed Suspense Account of the Company held in the name and style of "OMAXE LTD UNCLAIMED SHARES DEMAT SUSPENSE ACCOUNT" are given below:

Issues	Securities	As on 01.04.2025		Shareholders who approached the Registrar/ issuer and shares transferred in their favour from suspense account during the year		Balance as on 31.03.2026	
		No. of Share-holders	No. of Shares	No. of Shareholders	No. of Shares	No. of Share-holders	No. of Shares
Fractional Bonus Issue	Ordinary Equity Shares	195	1251	NIL	NIL	195	1251

The Voting rights on the shares outstanding in the suspense account as on March 31, 2026 shall remain frozen till the rightful owners of such shares claim the shares.

r. Nomination Facility

Members are allowed to nominate any person to whom they desire to have the shares transmitted in the event of death. Members desirous of availing this facility may submit the prescribed documents to the Registrar & Share Transfer Agent of the Company.

s. Shareholding Pattern as on March 31, 2026

Code	Category of Shareholders	Number of shares	Percentage of Shares
(A)	**Promoter and Promoter Group**		
A1	Indian	135,606,918	74.14
	Sub Total (A)	**135,606,918**	**74.14**
(B)	**Public**		
B1	**Institutions (Domestic)**		
	NBFC Registered with RBI	1776	0.00
	Insurance Companies	28,48,951	1.56
B2	**Institutions (Foreign)**		
	Foreign Portfolio Investors (Category I&II)	1,13,03,881	6.18
B3	**Central Government(s)/ State Government(s)/ President of India**	30	0.00

Code	Category of Shareholders	Number of shares	Percentage of Shares
B4	**Non-Institutions**		
	Individuals		
	Individuals holding share capital upto Rs. 2 Lacs	96,78,250	5.29
	Individual holding share capital in excess of Rs. 2 Lacs	1,57,72,512	8.62
	Non Resident Indians (NRI)	3,93,509	0.22
	Investor Education & Protection Fund (IEPF)	1,79,215	0.10
	Bodies Corporate	46,52,780	2.54
	Others (including Trusts, HUF, LLPs, Unclaimed Shares & Clearing Members)	24,62,718	1.35
	Sub Total (B)	**47,293,622**	**25.86**
	GRAND TOTAL (A)+(B)	**182,900,540**	**100.00**

t. During the Period under review the Securities of the Company are not suspended from trading in the Stock Exchanges where the Company has listed its Securities (BSE & NSE)

12. SEBI COMPLAINTS REDRESSAL SYSTEM (SCORES 2.0)

The Company continues to promptly resolve investor grievances through the SEBI's upgraded SCORES 2.0 platform, effective from April 1, 2024. The new mechanism ensures automated complaint routing, timely redressal, and structured escalation for unresolved issues. Members can access SEBI Complaints Redressal System (SCORES 2.0) for online viewing the status and actions taken by the Company/ Registrar and Share Transfer Agent (RTA).

13. PERFORMANCE EVALUATION

Pursuant to the provisions of Companies Act, 2013 and Regulation 17 of SEBI (LODR) Regulations, 2015, the Board has carried out the annual performance evaluation of its own performance, the Directors individually as well as the evaluation of the working of its Committee i.e. Audit Committee, Nomination & Remuneration Committee, Corporate Social Responsibility Committee, Risk Management Committee and Investor Grievances cum Stakeholders Relationship Committee. A structured questionnaire was prepared after taking into consideration inputs received from the Directors, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committee, Board Culture, execution and performance of specific duties, obligations and governance.

A separate exercise was carried out to evaluate the performance of individual Directors including the Chairman of the Board who were evaluated on parameters such as level of engagement and contribution, independence of judgment, safeguard the interest of the Company and minority shareholders etc. The performance evaluation of the Chairman and the Non Independent Directors was carried out by the Independent Directors. Further, the performance evaluation of the Independent Directors was carried out by the Non Independent Directors. The Directors expressed their satisfaction with the evaluation process.

14. DETAILS OF REMUNERATION OF DIRECTORS

The Board has formulated the policy on appointment & remuneration of Directors, Key Managerial Personnel (KMPs) and Senior Management Personnel (SMPs) in terms of the provisions of Section 178 of the Companies Act, 2013 and the SEBI (LODR) Regulations, 2015. The said Policy has been annexed to this Report. The details of remuneration/sitting fees/commission paid to Directors of the Company, for the financial year 2025-26 is as follows:

(Amount in Crores)

Name	Salary including allowances & perquisites	Sitting Fees	Commission	Total
Mr. Rohtaas Goel, Chairman & Non-Executive Director	6.0	-	-	6.0
Mr. Mohit Goel, Managing Director	3.96	-	-	3.96
Mr. Vinit Goyal, Whole Time Director	0.6	-	-	0.6
Ms. Nishal Jain, Non-Executive & Woman Independent Director	-	0.07	-	0.07
Mr. Satbir Singh, Non-Executive & Independent Director	-	0.07	-	0.07
Mr. Aroon Kumar Aggarwal, Non-Executive & Independent Director	-	0.06	-	0.06
Mr. Gurnam Singh# Non-Executive & Independent Director	-	0.02	-	0.02

Mr. Gurnam Singh resigned from the Board of Directors with effect from 23.09.2025.

Note:
In addition to above, royalty aggregating to Rs. 1 crore for usage of brand OMAXE, as approved by Audit Committee and Board was paid/payable to Mr. Rohtaas Goel for FY 2025-26.

CRITERIA OF MAKING PAYMENTS TO NON-EXECUTIVE DIRECTORS

The Non-executive Directors are entitled to a sitting fee for attending each Board and its Committee meetings. In addition, the Non-executive Directors are entitled to commission within the limits as prescribed under the Companies Act, 2013, as determined by the Board, inter-alia based on the Company's performance. The Company also reimburses out-of-pocket expenses incurred by the Directors for attending the meetings. The service contract, notice period, severance fee etc. are not applicable to the Non-executive Directors.

There were no material pecuniary relationships or transactions between the Company and its Independent Directors. No stock options were granted to any Director of the Company. The Company has in place Directors' and Officers' Liability Insurance Policy.

15. CEO/CFO CERTIFICATION

The Whole Time Director and CFO have submitted a certificate to the Board of Directors, pursuant to the Regulation 33(2) (a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, certifying that the financial statements do not contain any false or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.

The Whole Time Director and the CFO have issued certificate pursuant to the provisions of Regulation 17(8) read with Part-B of Schedule-II of the SEBI (LODR) Regulations, 2015, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affairs. The same is attached herewith forming part of this Annual Report.

16. PROMOTERS AND CONTROLLING GROUP

The promoters/ promoter group(s) of the Company as on March 31, 2026 are as follows:

S. No.	Name	Category
1	Mr. Rohtaas Goel	Promoter
2	Rohtas Goel (HUF)	Promoter Group
3	Mrs. Sushma Goel	Promoter Group
4	Mr. Mohit Goel	Promoter Group
5	Mr. Jatin Goel	Promoter Group
6	Mr. Jai Bhagwan Goel	Promoter
7	Mrs. Rekha Goel	Promoter Group
8	Mr. Nakul Goel	Promoter Group
9	Dream Home Developers Private Limited	Promoter
10	Guild Builders Private Limited	Promoter
11	NJS Developers Private Limited	Promoter Group
12	VSG Builders Private Limited	Promoter Group
13	Girvardhari Infra Trade Private Limited	Promoter Group
14	Annay Realtors Private Limited	Promoter Group

Note:
Upon application and requisite approvals & No Objections from BSE & NSE, Mr. Sunil Goel, along with his spouse Mrs. Seema Goel and his HUF, M/s Sunil Goel HUF have been reclassified from the "Promoter/Promoter Group" category to the "Public" category with effect from August 21, 2025.

17. CERTIFICATE ON CORPORATE GOVERNANCE

The requisite Certificate from the Statutory Auditors of the Company, M/s BSD & Co., Chartered Accountants, in respect of compliance with the conditions of Corporate Governance as stipulated under Regulation 34(3) read with Schedule V of the SEBI (LODR) Regulations, 2015, is attached and forms part of this Annual Report.

18. COMPLIANCE WITH CORPORATE GOVERNANCE REPORT OF SUB-PARAS (2) TO (10) OF SCHEDULE V OF SEBI (LODR) REGULATIONS, 2015.

The Company has complied with the provisions of Corporate Governance Report of Sub-Paras (2) to (10) of schedule V of SEBI (LODR) Regulations, 2015.

19. COMPLIANCE OF CODE OF CONDUCT

Your Company has laid down a Code of Conduct and Business Ethics (Code) for all the Board Members, Senior Management personnel and designated personnel of the Company. The said Code is available on the website of the Company at https://www.omaxe.com/investor/code-of-conduct-of-board-directors-and-senior-managerial-personnel. All Board Members, Senior Management personnel and designated personnel have affirmed their compliance with the said Code for the FY 2025-26. The declaration to this effect duly signed by Mr. Mohit Goel, Managing Director, is annexed to this report.

This Corporate Governance Report of the Company for the financial year ended March 31, 2026 is in compliance with the requirements of Corporate Governance as prescribed under Regulations 17 to Regulations 27 and clause (b) to (i) of sub-regulation (2) of Regulation 46 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, to the extent applicable to the Company. There is no non-compliance of any requirement of Corporate Governance Report mentioned in the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

DECLARATION UNDER REGULATION 34(3) READ WITH PART D OF SCHEDULE V OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

I, Mohit Goel, Managing Director of the Company confirm the compliance of Code of Conduct of the Company by myself and other members of the Board of Directors, Senior Managerial personnel and designated personnel as affirmed by them individually.

For **Omaxe Limited**

Sd/-
Mohit Goel
Managing Director
DIN: 02451363

Date: 12.08.2026
Place: New Delhi

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

[Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,
The Members
OMAXE LIMITED
CIN L74899HR1989PLC051918
SHOP NO-19-B, First Floor, Omaxe Celebration Mall,
Sohna Road, Gurgaon,
Haryana-122001, India

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **OMAXE LIMITED** (hereinafter referred to as '**the Company**'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal (www.mca.gov.in) as considered necessary and explanations furnished by the Company & its officers, We hereby certify that, none of the Directors on the Board of the Company as stated below for the Financial Year ended 31st March, 2026 have been debarred or disqualified from being appointed or continuing as Directors of Companies by the SEBI, Ministry of Corporate Affairs, or any such other Statutory Authority except Mr. Rohtaas Goel and Mr. Mohit Goel, who have been prohibited from holding any position as Director or Key Managerial Person of any other listed company for a period of two (2) years with effect from July 30, 2024 as per Securities and Exchange Board of India ("SEBI") order Reference No. QJA/GR/CFID/CFID/30598/2024-25 dated July 30, 2024.

Further, Mr. Rohtaas Goel and Mr. Mohit Goel are not disqualified to hold position of Directors in the Company. The Company has filed an appeal on September 12, 2024 before the Hon'ble Securities Appellate Tribunal ("SAT"), Mumbai challenging aforesaid SEBI's Order dated 30.07.2024 and the said matter is sub-judice before Hon'ble SAT, as on the date of this Certificate.

Sr. No.	Name of Director	DIN	*Date of Appointment
1.	Mr. Rohtaas Goel	00003735	08.03.1989
2.	Mr. Mohit Goel	02451363	26.09.2019
3.	Ms. Nishal Jain	06934656	04.11.2019
4.	Mr. Vinit Goyal	03575020	12.04.2021
5.	Mr. Aroon Kumar Aggarwal	00828759	27.05.2023
6.	Mr. Satbir Singh	06887978	15.05.2025

* *The date of appointment is original date of appointment as per the master data of the Company appearing at the MCA portal.*

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification of annual disclosure received by the Company from its Directors and verification of the status of DIN data of the Directors available on the Ministry of Corporate Affairs Portal.

This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Date: 12.08.2026
Place: New Delhi
UDIN : F005480H001083909

Sd/-
(MONIKA KOHLI)
FCS, I. P., LL.B., B. Com (H)
PARTNER
FCS No. 5480
CP No. 4936
Peer Review No. 6896/2025

Certificate pursuant to Regulation 33 & 17(8) read with Part B of Schedule II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

The Board of Directors
Omaxe Limited
19-B, 1st Floor, Omaxe Celebration Mall,
Sohna Road, Gurgaon-122001, Haryana

Dear Sir,

We hereby certify the following that:

a) We have reviewed financial statements and the cash flow statement for the financial year ended on March 31, 2026 and financial results for the quarter & financial year ended on March 31, 2026 ("statements & results") and that to the best of our knowledge and belief:

   i. these statements & results do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

   ii. these statements & results together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations. The accounting policies have been consistently applied and all judgments and estimates have been made with reasonable prudence to accurately reflect the Company's state of affairs.

b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the quarter and financial year ended March 31, 2026, which are fraudulent, illegal or violative of the Company's Code of Conduct.

c) That we have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

d) We accept responsibility for establishing and maintaining internal controls for financial reporting and we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed, from time to time, to the Auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps taken or propose to take to rectify these deficiencies, if required. We state that further improvement in design & structure are being made to meet the growing requirements of business.

e) We have indicated to the auditors and the Audit Committee:

   i. Significant changes in internal control including internal financial controls over financial reporting during the quarter and financial year ended on March 31, 2026, if any;

   ii. Significant changes in accounting policies during the quarter and financial year ended on March 31, 2026 and that the same have been disclosed in the notes to the financial results, if any; and

   iii. Instances, if any, of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

For Omaxe Ltd.

Sd /-
Atul Banshal
Director-Finance & CFO

For Omaxe Ltd.

Sd/-
Vinit Goyal
Whole Time Director

Place: New Delhi
Date: May 15, 2026

CERTIFICATE ON CORPORATE GOVERNANCE

[Pursuant to Regulation 34(3) and Schedule V Para E of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To,

The Members of Omaxe Limited

We have examined the compliance of conditions of Corporate Governance by Omaxe Limited (the "Company"), for the year ended 31st March 2026, as stipulated in Regulation 34 (3) read with Part E of Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned Listing Regulations, as applicable.

We further state that such compliance is neither an assurance as to the future viability to the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

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

Sd/-
Sujata Sharma
Partner
Membership No.: 087919
UDIN: 26087919LLEGYR3559

Place: New Delhi
Date: August 12, 2026

OMAXE

Turning dreams into reality

STANDALONE FINANCIAL STATEMENTS

INDEPENDENT AUDITORS' REPORT

To
The Members of Omaxe Limited

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **Omaxe Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of changes in Equity and the Statement of Cash Flows for the year then ended, and Notes to Standalone Financial Statement including a summary of the material accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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 Companies (Indian Accounting Standards) Rules, 2015, as amended and accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2026, its loss (including other comprehensive loss), changes in equity and its cash flows for the year then ended.

Basis for Opinion

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

Emphasis of Matters

We draw attention to note numbers 43 and 45 to the standalone financial statements:

1. 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 have filed Appeals before Appellate Authority (CIT-A) within the timelines as allowed under the Act.

   The Company also filed writ petition before Hon'ble High Court challenging re-opening / opening of cases u/s 147/143(3) on the ground that same should have been done in faceless mechanism. The Hon'ble High Court disposed such petitions and has issued clear direction(s) to appellate authority {(CIT)(A)} to decide the pending appeals based on its previous judgements, where all such cases were dismissed in favour of assessee and all such notices under section 148 of Income Tax Act, 1961 were quashed.

   Accordingly, in the opinion of the management, such order against the Company will also be dismissed in due course of time and therefore, no provision of any potential liability has been made in the Financial Statements, however demand raised have been disclosed as contingent liability in Note No. 40 of standalone financial statements.

2. The Company had received an Order dated 30th July 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide Order dated 1st October 2024 had granted stay on directions at

para 41 (i) of SEBI order dated 30th July 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said Order has no impact on the financial results of the Company

Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgement, were of the most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone 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 matters, 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	***Revenue Recognition*** The Company 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. 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. Refer note 30 to the standalone financial statements.	Our audit procedure on revenue recognition from real estate projects included: 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. On selected samples, we tested that the revenue recognition is in accordance with accounting standards by i) Reading, analyzing and identifying the distinct performance obligations in real estate projects. ii) Comparing distinct performance obligations with those identified and recorded. iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue. iv) Performing analytical procedures to verify reasonableness of revenue accounted by the Company.
2	***Pending Income Tax Cases*** The Company 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, 42 and 43 to the standalone financial statements significant management judgment 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.	Our audit procedures included, among others: i) We obtained an understanding of the Company's process to identify claims, litigations and contingencies. 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. 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 authorities and orders received in this regard. iv) In relation to material tax litigations/matters, Company involved an independent tax expert, as appropriate, to perform an independent assessment of the conclusions reached by management. v) We read the disclosures in the standalone financial statements to assess if they reflect the key facts and circumstances of the underlying tax exposures

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
3	***Liability for non-performance of real estate agreements/ civil lawsuits against the Company*** The Company may be liable to pay damages/ interest for specific non- performance of certain real estate agreements, civil cases preferred against the Company for specific performance of the land agreement, the liability on account of these, if any has been disclosed as contingent liability. However, the amount is not quantifiable. Refer Note 40 (VII and VIII) to the standalone financial statements	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 Company to evaluate management position. We have been represented that owing to the nature of Contingency, the amount is not quantifiable.
4	***Inventories*** The company's inventories comprise mainly of projects under construction / development (projects-in-progress), completed real estate projects and Land. 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 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 prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The carrying value of inventories is a material part of the total assets of the company and involves significant estimates and judgements in assessment of NRV. Accordingly, it has been considered as key audit matter.	Our audit procedures to assess the net realizable value (NRV) of the inventories include the following: 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.
5	***Recognition and measurement of Deferred Tax Assets*** Under Ind AS, the company is required to reassess recognition of deferred tax asset at each reporting date. The company has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in Note 6 and 38 to the standalone financial statements. The company'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. We have identified recognition of deferred tax assets as a key audit matter because of the related complexity and subjectivity of the assessment process.	Our Audit procedures include: 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 ii) Evaluated management assumptions, used to determine the probability that deferred tax assets recognized in the balance sheet will be recovered through taxable income in future years, by handing over of major real estate projects. iii) Tested the computations of amount and tax rate used for recognition of deferred tax assets. iv) We have also focused on the adequacy of the company's disclosure on deferred tax.

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
6	***Related Party Transactions*** The company has undertaken transactions with its related parties in the ordinary course of business at arm's length. These include making new or additional investments in its subsidiaries, project management services, lending loans or advances to related parties, sales or purchases of property, plant and equipment or building materials/ consumables to and from related parties etc. as disclosed in note 54 to the standalone financial statements. We identified the accuracy and completeness of the related party transactions, and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties and regulatory compliances thereon during the year ended 31st March 2026.	Our procedures included: i) Obtained and read the Company's policies and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions. ii) Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance in connection with Company's assessment of related party transactions being in the ordinary course of business at arm's length. iii) Tested, related party transactions with the underlying contracts, confirmation letters and other supporting documents. iv) Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis.

Information other than the Standalone Financial Statements and Auditors report thereon

The 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 standalone financial statements and our auditor's report thereon. Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone 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 Responsibility for the Standalone Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143 (11) of the Act, as stated in the 'Other Matter' paragraph we give in the **"Annexure I"** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, based on our audit, we report that:

   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

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

   c. The Balance Sheet, the Statement of Profit and Loss (including other comprehensive loss), the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account.

   d. In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

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

   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure-II".** Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to standalone financial statements.

   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 and to the best of our information and according to the explanations given to us, the remuneration paid to all the other directors is within the limits approved.

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

      i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements- Refer note 40 to the standalone financial statements.

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

      iii. There was no amount required to be transferred to the Investor Education and Protection Fund by the Company – Refer note 27 to the standalone financial statements.

      iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the note 58 (a) to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the note 58 (b) to the standalone financial statements no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances 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. The company has not declared or paid any dividend including interim dividend during the year.

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

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

Sd/-
Sujata Sharma
(Partner)
Membership No: 087919

UDIN:26087919EESBGV8077

Place: New Delhi
Date: 15th May 2026

Annexure I to Independent Auditors' Report

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

I. (a) (A) The Company maintains proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) The Company maintains proper records showing full particulars of Intangible Assets.

(b) The Property, Plant and Equipment of the Company have been physically verified by the Management at reasonable intervals, which in our opinion, is considered reasonable having regard to the size of the company and the nature of its assets.

(c) In our opinion and according to information and explanations given to us and on the basis of our examination of the records of the Company, during the current financial year carrying amount of Rs 427.82 crores of immovable properties held as Property, Plant and Equipment has been transferred to Inventories (as disclosed in note 1.2 to the standalone financial statements). Hence, reporting under clause 3(i)(c) of the Order is not applicable to the Company.

(d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets or both during the year. Hence, reporting under clause 3(i)(d) of the Order is not applicable to the Company.

(e) Based on the information and explanations furnished to us no proceedings have been initiated or are pending against the Company, for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made there under, except as disclosed in note 55.1 to the standalone financial statements).

II. (a) The inventory includes land, completed real estate projects, projects in progress, construction material, building material and consumables, Physical verification of inventory has been conducted at reasonable intervals by the management and discrepancies noticed which were not material in nature have been properly dealt with in the books of accounts.

(b) During the year, the Company has not been sanctioned working capital limits in excess of Rs 5 crores, in aggregate from banks or financial institutions on the basis of security of current assets and accordingly the question of our commenting on whether the quarterly returns or statements are in the agreement with the books of accounts of the company does not arise.

III. (a) During the year the Company has made investments, provided loans and advances in the nature of loans and stood guarantees to companies, limited liability partnerships, associates or any other parties as follows:

(Rupees in Crore)

Particulars	Investment made	Guarantees#	Loans	Advances in the nature of loans
Aggregate amount granted/ provided during the year				
- Subsidiaries	0.02	702.71	683.37	317.44
- Associates	-	-	0.51	1.80
- Others	-	-	0.02	7.51
Balance outstanding as at balance sheet date in respect of above cases				
- Subsidiaries	376.60	949.57	1,164.01	737.91
- Associates	0.03	-	-	1.95
- Others	14.08	-	-	83.61

 # Amount outstanding in respect of Bank Guarantees and Corporate guarantees given on account of loan availed by subsidiary companies.

(b) During the year the investments made, guarantees provided, the terms and conditions of the grant of all loans/ advances in the nature of loans and guarantees provided to companies, limited liability partnerships, associates or any other parties are not, prejudicial to Company's interest.

(c) In respect of the loans/advances in the nature of loans, the schedule of repayment of principal has not been stipulated as all are repayable on demand and has not been demanded. Hence, reporting on regular repayment of principal and interest is not applicable.

(d) In respect of the loans/advances in the nature of loans, the schedule of repayment of principal has not been stipulated as all are repayable on demand and has not been demanded. Hence, reporting of loan overdue for more than ninety days is not applicable.

(e) There were no loans/ advances in nature of loans which were granted to same parties, and which fell due during the year and were renewed /extended. Further, no fresh loans were granted to any party to settle the overdue loans /advances in nature of loan.

(f) The Company has granted loans/ advances in the nature of loans to companies, limited liability partnerships, associates or any other parties. The details of aggregate amount of loans/ advances in the nature of loans granted to promoters/ related parties as defined in clause (76) of section 2 of the Companies Act, 2013.

(Rupees in Crore)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans/advances in nature of loan			
-Repayable on demand	1,987.48	-	1,903.87
-Without specifying terms of repayment	-	-	-
Percentages of loans/advances in nature of loans to the total loans		-	95.79%

IV. In our opinion and according to information and explanations given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of loans, advances in the nature of loans, investments made, guarantees, and security provided by it.

V. During the year, no deposits have been accepted by the Company or amounts which are deemed to be deposits, hence reporting under Clause 3(v) of the order is not applicable, however, in respect of deposits accepted by the Company in earlier years after duly complying directions issued by Reserve Bank of India and provisions of Section 73 to 76 of the Companies Act, 2013, there are unpaid matured deposits and interest thereon of Rs 0.35 crores as disclosed in the note 27 to the standalone financial statements.

VI. We have broadly reviewed the books of accounts maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of Cost Records under section 148 of the Act, and are of opinion that prima facie, the prescribed accounts and records have been made and maintained, however, we have not made the detailed examination of such cost records.

VII. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, duty of customs, goods and services tax (GST) and other applicable material undisputed statutory dues have generally been deposited regularly during the year. There are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, there are no dues of income tax, value added tax, GST or other applicable material statutory dues which have not been deposited as on 31st March 2026 on account of any dispute except the following:

(Rupees in Crore)

Name of Statutes	Nature of Dues	Financial Year to which the matter pertains	Forum where dispute is pending	Amount Outstanding
Income Tax Act, 1961	TDS	2014-15	Supreme Court	0.76
Income Tax Act, 1961	TDS	2015-16	CIT(A)	0.15
Income Tax Act, 1961	Income Tax	2011-12	CIT(A)	2.00
Income Tax Act, 1961	Income Tax	2012-13	CIT(A)	4.15
Income Tax Act, 1961	Income Tax	2013-14	CIT(A)	206.00
Income Tax Act, 1961	Income Tax	2014-15	CIT(A)	90.28
Income Tax Act, 1961	Income Tax	2015-16	CIT(A)	142.61
Income Tax Act, 1961	Income Tax	2016-17	CIT(A)	12.12
Income Tax Act, 1961	Income Tax	2018-19	CIT(A)	4.64
Income Tax Act, 1961	Income Tax	2019-20	CIT(A)	3.82
Income Tax Act, 1961	Income Tax	2020-21	CIT(A)	53.12
Income Tax Act, 1961	Income Tax	2021-22	CIT(A)	77.63
Service Tax Act, 1994	Service Tax	2010-11 to 2012-13	Commissioner (Appeal)	1.81
Service Tax Act, 1994	Service Tax	2016-17 and 2017-18	CESTAT	128.68
Service Tax Act, 1994	Service Tax	2012-13 to 2017-18	Supreme Court	51.61
GST Act, 2017	GST	2018-19	Commissioner (Appeal)-Delhi.	0.46
GST Act, 2017	GST	2018-19	Commissioner (Appeal)-Punjab.	3.79
GST Act, 2017	GST	2017-18	Commissioner (Appeal)-MP post filing of appeal	4.51
GST Act, 2017	GST	2020-21	Commissioner (Appeal)-Punjab post filing of appeal	0.45
GST Act, 2017	GST	2021-22	Commissioner (Appeal)-Punjab post filing of appeal	5.05
GST Act, 2017	GST	2018-19	Commissioner (Appeal)-MP post filing of appeal	6.36
HVAT, 2003	VAT	2014-15	Hon'ble High Court Chandigarh	21.81
Delhi VAT Act, 2005	VAT	2006-07	Joint/ Deputy Commissioner of Trade & Taxes Delhi	0.01

VIII. According to the information and explanations given and as disclosed in the note 55.5 to the standalone financial statements, and the records of the Company examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961, as income during the year. Hence, reporting under clause 3(viii) of the Order is not applicable to the Company.

IX. (a) According to the records of the Company examined by us and the information and explanations given to us and as disclosed in the note 18.3 to the standalone financial statements, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest to any lender as at the balance sheet date.

(b) According to the information and explanations given and as disclosed in the note 18.4 to the standalone financial statements, and on the basis of our audit procedures, we report that the Company has not been declared willful defaulter by any bank or financial institution.

(c) In our opinion, and according to the information and explanations given and as disclosed in the note 18.5 to the standalone financial statements, the term loans have been applied for the purpose for which they were obtained.

(d) According to the information and explanations given to us and as disclosed in the note 18.6 to the standalone financial statements, and the procedures performed by us and on an overall examination of the financial statements of the company, we report that no funds raised on short term basis have been used for long-term purposes by the company.

(e) According to the information and explanations given and as disclosed in the note 18.7 to the standalone financial statements, and on an overall examination of the financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) According to the information and explanations given and as disclosed in the note 18.8 to the standalone financial statements, and the procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

X. (a) The Company has not raised any money during the year by way of an initial public offer or further public offer (including debt instruments) during the year, hence reporting under clause 3(x)(a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares or fully or partially or optionally convertible debentures during the year, hence reporting under clause 3(x)(b) of the Order is not applicable to the Company.

XI. (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither came across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor we have been informed of any such case by the Management.

(b) During the year, no report under section 143(12) of the Companies Act,2013 has been filed by cost auditor, secretarial auditor or by us in form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors Rules,2014 with the Central Government.

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

XII. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013, hence reporting under clauses 3(xii) (a), (b) and (c) of the Order is not applicable to the Company.

XIII. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the no 54 to the standalone financial statements, as required by the applicable accounting standards.

XIV. (a) In our opinion the Company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

XV. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered non-cash transactions with directors or persons connected with its directors, hence reporting under clause 3(xv) of the Order is not applicable to the Company.

XVI. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company, hence reporting under clause 3(xvi)(a) of the Order is not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year, hence reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, hence reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.

(d) The Group do not have more than one Core Investment Company as a part of the Group.

XVII. The Company has incurred cash losses of Rs 239.41 crore in the current financial year and Rs 179.00 crore in the immediately preceding financial year.

XVIII. There has been no resignation of statutory auditors during the year, hence reporting under clause 3(xviii) of the Order is not applicable to the Company.

XIX. On the basis of the financial ratios disclosed in note 55.8 to the standalone financial statements, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future visibility of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

XX. The Company is not required to contribute any amount towards Corporate Social Responsibility (CSR), Accordingly reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not applicable to the Company.

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

Sd/-
Sujata Sharma
(Partner)
Membership No: 087919

UDIN:26087919EESBGV8077

Place: New Delhi
Date: 15th May 2026

Annexure II to Independent Auditors' Report

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

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

We have audited the internal financial controls over financial reporting of **Omaxe Limited** ("the Company") as at 31st March 2026 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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.

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

(a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(b) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the company; and

(c) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by ICAI.

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

Sd/-
Sujata Sharma
(Partner)
Membership No: 087919

UDIN:26087919EESBGV8077

Place: New Delhi
Date: 15th May 2026

STANDALONE BALANCE SHEET AS AT 31 MARCH 2026

(Rupees in Crore)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-Current Assets			
a) Property, Plant and Equipment	1	23.66	453.24
b) Rights of Use Assets	2	22.13	30.50
c) Other Intangible Assets	3	0.03	0.08
d) Investment in Subsidiaries, Associates and Partnership Firms	4A	376.63	379.11
e) Financial Assets			
i) Investments	4B	14.08	14.41
ii) Other Financial Assets	5	60.79	71.35
f) Deferred Tax Assets (net)	6	364.70	301.02
g) Non-Current Tax Asset (net)	7	122.40	107.22
h) Other Non-Current Assets	8	7.83	9.89
		992.25	**1,366.82**
Current Assets			
a) Inventories	9	2,781.93	2,279.35
b) Financial Assets			
i) Trade Receivables	10	170.50	204.62
ii) Cash and Cash Equivalents	11	128.54	25.20
iii) Other Bank Balances	12	302.58	236.03
iv) Loans	13	1,164.01	837.76
v) Other Financial Assets	14	924.81	981.65
c) Other Current Assets	15	365.22	348.57
Assets classified as held for sale	15A	-	10.30
		5,837.59	**4,923.48**
TOTAL ASSETS		**6,829.84**	**6,290.30**
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	16 A	182.90	182.90
b) Other Equity	17	278.27	474.52
		461.17	**657.42**
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Borrowings	18	394.55	145.91
ii) Lease Liabilities	19	13.88	23.07
iii) Trade Payables	20		
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and Small enterprises		77.86	9.27
iv) Other Financial Liabilities	21	12.84	18.67
b) Other Non-Current Liabilities	22	3.13	2.88
c) Provisions	23	10.69	10.68
		512.95	**210.48**

(Rupees in Crore)

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
Current liabilities			
a) Financial Liabilities			
i) Borrowings	24	84.02	96.97
ii) Lease Liabilities	25	13.62	12.80
iii) Trade Payables	26		
Total outstanding dues of micro enterprises and small enterprises		18.33	12.54
Total outstanding dues of creditors other than micro enterprises and Small enterprises		398.63	407.81
iv) Other Financial Liabilities	27	664.41	605.62
b) Other Current Liabilities	28	4,674.41	4,284.87
c) Provisions	29	2.30	1.79
		5,855.72	**5,422.40**
TOTAL EQUITY AND LIABILITIES		**6,829.84**	**6,290.30**

Material accounting policies A
Notes on standalone financial statements 1-61

The notes referred to above form an integral part of standalone financial statements.
As per our audit report of even date attached

For and on behalf of

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

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2026

(Rupees in Crore)

Particulars	Note No.	Year Ended 31 March 2026	Year Ended 31 March 2025
Revenue from Operations	30	453.64	389.85
Other Income	31	61.03	60.12
TOTAL INCOME		**514.67**	**449.97**
EXPENSES			
Cost of Land, Material Consumed, Construction & Other Related Project Cost	32	535.58	554.46
Changes in Inventories of Finished Stock & Projects in Progress	33	(43.57)	(145.11)
Employee Benefits Expense	34	40.53	44.77
Finance Costs	35	158.25	123.39
Depreciation and Amortization Expense	36	20.19	26.31
Other Expenses	37	63.29	51.46
TOTAL EXPENSES		**774.27**	**655.28**
Profit/(Loss) before tax		**(259.60)**	**(205.31)**
Tax expense	38		
Current tax		-	-
Deferred tax charge / (credit)		(63.99)	11.72
Total Tax Expense		**(63.99)**	**11.72**
Profit/(Loss) for the year (A)		**(195.61)**	**(217.03)**
Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit and Loss			
Remeasurement of the Net Defined Benefit Plans		(0.01)	(0.72)
Tax on above item		(0.36)	0.18
Equity Instruments at Fair Value through Other Comprehensive Income		(0.32)	1.81
Tax on above item		0.05	(0.27)
Total Other Comprehensive Income/ (Loss) (B)		**(0.64)**	**1.00**
Total Comprehensive Income for the year (comprising of profit/(loss) for the year and other comprehensive income/(loss)) (A+B)		**(196.25)**	**(216.03)**
Earning Per Equity Share (face value of Rs. 10/- per share)	39		
Basic (In Rupees)		(10.69)	(11.87)
Diluted (In Rupees)		(10.69)	(11.87)

Material accounting policies A
Notes on standalone financial statements 1-61

The notes referred to above form an integral part of standalone financial statements.
As per our audit report of even date attached

For and on behalf of

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

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2026

A. EQUITY SHARE CAPITAL

Particulars	Number of shares	Rupees in Crore
Balance as at 1 April 2024	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2024	182,900,540	182.90
Changes in equity share capital during 2024-25	-	-
Balance as at 31 March 2025	**182,900,540**	**182.90**
Balance as at 1 April 2025	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2025	182,900,540	182.90
Changes in equity share capital during 2025-26	-	-
Balance as at 31 March 2026	**182,900,540**	**182.90**

B. OTHER EQUITY

(Rupees in Crore)

Description	Attributable to owners of Omaxe Limited						
	Equity Component of Compound Financial Instruments	Reserves and Surplus			Other Comprehensive Income		Total Other Equity
		Securities Premium	Retained Earnings/ (Deficits)	General Reserve	Remeasurement of Defined Benefit Obligation	Equity Instruments at Fair Value through Other Comprehensive Income	
Balance as at 1 April 2024	**225.22**	**499.61**	**(419.14)**	**384.22**	**(2.10)**	**2.74**	**690.55**
Profit/(Loss) for the year	-	-	(217.03)	-	-	-	**(217.03)**
Other Comprehensive Income	-	-	-	-	(0.54)	1.54	**1.00**
Balance as at 31 March 2025	**225.22**	**499.61**	**(636.17)**	**384.22**	**(2.64)**	**4.28**	**474.52**
Balance as at 1 April 2025	**225.22**	**499.61**	**(636.17)**	**384.22**	**(2.64)**	**4.28**	**474.52**
Profit/(Loss) for the year	-	-	(195.61)	-	-	-	**(195.61)**
Other Comprehensive Income	-	-	-	-	(0.37)	(0.27)	**(0.64)**
Balance as at 31 March 2026	**225.22**	**499.61**	**(831.78)**	**384.22**	**(3.01)**	**4.01**	**278.27**

The notes referred to above form an integral part of standalone financial statements.
As per our audit report of even date attached

For and on behalf of

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

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2026

(Rupees in Crore)

	Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
A	**Cash flow from operating activities**		
	Profit/(Loss) for the year before tax	**(259.60)**	**(205.31)**
	Adjustments for:		
	Depreciation and amortization expense	20.19	26.31
	Interest income	(18.60)	(14.35)
	Interest and finance charges	146.90	112.95
	Interest on lease liability	11.35	10.44
	Bad debts and provision for doubtful trade receivable, deposits and advances	0.78	(0.74)
	Liabilities no longer required written back	(6.99)	(26.68)
	Loss/(profit) on sale/ discard of Property, Plant and Equipment	(1.80)	(9.69)
	Profit on sale of investments	(30.19)	-
	Other non cash items	0.11	(0.66)
	Operating profit/(loss) before working capital changes	**(137.85)**	**(107.73)**
	Adjustments for working capital		
	Inventories	54.62	16.74
	Trade receivable	33.07	27.20
	Loans and advances	(44.81)	2.68
	Other financial assets	121.99	66.13
	Other non-financial assets	(14.48)	22.31
	Trade payable, financial liabilities, other liabilities and provisions	429.46	565.39
		579.85	**700.45**
	Net cash flow from operating activities	**442.00**	**592.72**
	Direct tax (paid) / refund (net) including tax paid under protest	(15.18)	(7.40)
	Net cash generated from Operating activities (A)	**426.82**	**585.32**
B	**Cash flow from investing activities**		
	Purchase of Property Plant & Equipment	(9.56)	(8.89)
	Sale of Property, Plant & Equipment	2.47	15.00
	Purchase of investments in subsidiaries, associates and partnership firms	(0.02)	(18.39)
	Movement in other bank balances	(75.40)	(43.45)
	Proceeds from sale of investments in subsidiary companies	43.00	-
	Loan (given to)/repaid by subsidiaries (net)	(326.25)	(392.98)
	Interest received	17.84	18.17
	Net cash generated from /(used in) investing activities (B)	**(347.92)**	**(430.54)**
C	**Cash flow from financing activities**		
	Dividend paid and Unpaid dividend deposited	(0.03)	(0.03)
	Repayment of lease liability including interest	(27.43)	(52.47)
	Interest and finance charges paid	(155.00)	(140.98)
	Repayment of borrowings	(176.48)	(75.89)
	Proceeds from borrowings	383.38	92.11
	Net cash (used in)/generated from Financing activities (C)	**24.44**	**(177.26)**
	Net increase/(decrease) in cash and cash equivalents (A+B+C)	103.34	(22.48)
	Opening balance of cash and cash equivalents	**25.20**	**47.68**
	Closing balance of cash and cash equivalents	**128.54**	**25.20**

COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Cash on hand	2.82	1.51
Balance with banks	58.53	23.23
Cheques & Drafts on hand	2.19	0.46
Fixed deposits with banks, having original maturity of three months or less	65.00	-
Cash and cash equivalents at the end of the year (refer note 11)	**128.54**	**25.20**

RECONCILIATION STATEMENT OF CASH AND BANK BALANCE

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Cash and cash equivalents at the end of the year as per above	**128.54**	**25.20**
Add: Balance with bank in unclaimed dividend accounts	0.02	0.05
Add: Fixed Deposits with banks having remaining maturity for less than twelve months	55.13	3.29
Add: Fixed deposits with banks (pledged / earmarked)	243.70	229.55
Add: Fixed deposit against borrowings	3.73	3.14
Cash and bank balance as per balance sheet (refer note 11 & 12)	**431.12**	**261.23**

DISCLOSURE AS REQUIRED BY IND AS 7

Reconciliation of liabilities arising from financing activities

(Rupees in Crore)

31 March 2026	Opening Balance	Cash flows	Non Cash Changes	Closing Balance
Current secured borrowings	1.85	(0.93)	-	0.92
Non-Current secured borrowings	21.38	64.62	(0.10)	85.90
Current unsecured borrowings	62.64	(5.02)	5.95	63.57
Non-Current unsecured borrowings	157.01	148.23	22.94	328.18
Total liabilities from financial activities	**242.88**	**206.90**	**28.79**	**478.57**

(Rupees in Crore)

31 March 2025	Opening Balance	Cash flows	Non Cash Changes	Closing Balance
Current secured borrowings	1.06	0.79	0.00	1.85
Non-Current secured borrowings	57.35	(35.44)	(0.53)	21.38
Current unsecured borrowings	13.88	48.76	0.00	62.64
Non-Current unsecured borrowings	135.12	2.11	19.78	157.01
Total liabilities from financial activities	**207.41**	**16.22**	**19.25**	**242.88**

Material accounting policies (refer note A)

The accompanying notes form an integral part of standalone 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
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

A Material Accounting Policies:

1 Corporate information

Omaxe Limited is mainly into the business of developing real estate properties for residential, commercial and retail purposes. The shares of the Company are listed on the National Stock Exchange of India Limited and the BSE Limited. The registered office of the Company is situated at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001 and Corporate Office is situated at 7, LSC, Kalkaji, New Delhi-110019.

2 Material Accounting Policies:

(i) Basis of Preparation

The standalone financial statements of the Company have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('IND AS') issued by Ministry of Corporate Affairs ('MCA').

The standalone financial statements for the year ended 31 March 2026 were approved by the Board of Directors on 15 May, 2026.

The standalone financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India. Further, the standalone 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 standalone financial statements are presented in Rupees and all values are rounded to the nearest crore, except when otherwise indicated. Amount having values less than Rs. 50,000/- are shown as Rs. 0.00 Crore.

(ii) Revenue Recognition

The Company 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.

Point of Time:

(a) Real estate projects

The company 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 company expects to receive in exchange for such booking and is based on following 6 steps :

1. Identification of contract with customers:-

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

   - Parties (i.e. the company 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 company can identify each customer's right regarding the goods or services to be transferred.
   - The company 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 company's future cash flow is expected to change as a result of the contract) and
   - It is probable that the company 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 company's 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 company recognizes revenue when (or as) the company 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 the property.

4 Determination of transaction price:-

The transaction price is the amount of consideration to which the company 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 company 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 standalone selling price is the price at which the company would sell promised goods or services separately to the customers.

6 Recognition of revenue when (or as) the company satisfies a performance obligation:

Performance obligation is satisfied at a point in time if none of the criteria out of the below three not met.

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

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

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 company's performance as the company performs.
- The company's performance creates or enhances an asset that a customer controls as asset is created or enhanced or
- The company's performance doesn't create an asset within an alternative use to the company and the company 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.

(a) Construction Projects

Construction projects where the Company 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 Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project. The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company 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.

(b) Lease Rental income

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

(c) Project Management Fee

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

(d) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis except in cases where ultimate collection is considered doubtful.

(e) Income from trading sales

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

(f) Dividend income

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

(iii) 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.

(iv) 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 Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Transition to IND AS

On transition to IND AS, the Company elected to fair value land within property, plant and equipment and used its value as deemed cost.

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)
Office Building	60	60
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 Company based on management estimates depreciates certain item i.e. Shutterin Material and scaffolding over estimated useful life of 5 years considering obsolence as against 12 years specified in Schedule II to Companies Act, 2013. The management of the Company 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 derecognized 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.

(v) 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.

(vi) Impairment of Non-Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than it's 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.

(vii) Financial Instruments

(a) Financial assets

Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

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

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

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

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

(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) Other Equity investments – All other 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 Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company 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 Company has transferred its rights to receive cash flows from the asset.

(b) Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are carried at 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 or loss.

(c) Compound financial instrument

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

(d) Financial guarantee contracts

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

(e) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 52 details how the Company determines whether there has been a significant increase in credit risk.

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

(f) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

(viii) Fair value measurement

Fair value is the price that would be received to sell as asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

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

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

(ix) Inventories and Projects in progress

(a) Inventories

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

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

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

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

(v) Stock in trade is valued at lower of cost and net realisable value.

(b) Projects in progress

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

The net realisable value of inventory is estimated selling price less estimated selling expense. The determination of net realisable value of inventory involves estimates based on prevailing market condition, current price and expected date of commencement and completion of project, the estimated future selling price, cost to complete project and selling cost. The company also involves specialist valuer to perform valuation of inventory, whenever required.

(x) Non-current assets held for sale

The Company classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale/ distribution rather than through continuing use. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non- current assets when the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales/ distribution of such assets (or disposal groups), its sale is highly probable and it will genuinely be sold, not abandoned. The Company treats sale of the asset or disposal group to be highly probable when:

- The appropriate level of management is committed to a plan to sell the asset (or disposal group);
- An active programme to locate a buyer and complete the plan has been initiated;
- The asset (or disposal group) is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
- The sale is expected to qualify for recognition as a completed sale within one year from the date of classification; and
- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale and disposal groups are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the balance sheet.

Property, plant and equipment and intangible assets once classified as held for sale to owners are not depreciated or amortised.

(xi) Foreign currency transactions

(a) Functional and presentation currency

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

(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 gain and losses are recognised in the statement of profit and loss.

(xii) Retirement benefits

i. Contributions payable by the Company 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 Company 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/loss resulting from re-measurement of the liability/asset are included in other comprehensive income.

(xiii) Provisions, contingent assets and contingent liabilities

A provision is recognized when:

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

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

(xiv) Earnings per share

Basic earnings per share are calculated by dividing the net profit 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 net profit 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 shares.

(xv) Leases

The company follows IND AS 116. In accordance with IND AS 116, the company 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 company 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 company 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 company 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 company recognises any remaining amount of the re-measurement in Statement of Profit and Loss.

The company has elected not to apply the requirements of IND AS 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.

Company as a lessor leases in which the Company 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 Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company'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.

(xvi) Income Tax

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

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

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

(xvii) 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 Company has provided information for both current and comparative period in cash flow statement.

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

(a) Significant management judgements

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

(b) Recognition of deferred tax assets

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

(c) 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.

(d) 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.

(e) Provisions

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

(f) Inventories

Inventory is stated at the lower of cost or 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 Company 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.

(g) Revenue from contracts with customers

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

(h) Lease

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

The company 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 company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the company is reasonably certain not to exercise that option. In exercise whether the company 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 company to exercise the option to extend the lease or to exercise the option to terminate the lease. The company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally based on incremental borrowing rate.

(i) 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 date as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

(j) 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.

NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

Note 1: PROPERTY, PLANT AND EQUIPMENT

(Rupees in Crore)

Particulars	Land #	Office Building	Plant and Machinery $	Office Equipment	Furniture and Fixtures	Vehicles *	Computers	Total
Gross carrying amount								
Balance as at 1 April 2024	**436.32**	**5.83**	**10.43**	**5.99**	**7.46**	**32.93**	**8.37**	**507.33**
Additions	-	-	4.63	0.82	0.84	0.57	2.03	**8.89**
Disposals	(3.87)	(1.55)	(0.61)	(0.10)	(0.15)	(0.36)	(0.14)	**(6.78)**
Balance as at 31 March 2025	**432.45**	**4.28**	**14.45**	**6.71**	**8.15**	**33.14**	**10.26**	**509.44**
Balance as at 1 April 2025	**432.45**	**4.28**	**14.45**	**6.71**	**8.15**	**33.14**	**10.26**	**509.44**
Additions	-	-	6.95	0.67	0.80	0.16	0.98	**9.56**
Disposals	(432.45)	-	(0.93)	(0.21)	(0.03)	(6.41)	(0.07)	**(440.10)**
Balance as at 31 March 2026	**-**	**4.28**	**20.47**	**7.17**	**8.92**	**26.89**	**11.17**	**78.90**
Accumulated depreciation								
Balance as at 1 April 2024	**-**	**3.42**	**5.55**	**4.90**	**5.78**	**24.69**	**6.92**	**51.26**
Depreciation charge during the year	-	0.09	1.63	0.50	0.52	2.34	1.33	**6.41**
Disposals	-	(0.65)	(0.22)	(0.06)	(0.09)	(0.32)	(0.13)	**(1.47)**
Balance as at 31 March 2025	**-**	**2.86**	**6.96**	**5.34**	**6.21**	**26.71**	**8.12**	**56.20**
Balance as at 1 April 2025	**-**	**2.86**	**6.96**	**5.34**	**6.21**	**26.71**	**8.12**	**56.20**
Depreciation charge during the year	-	0.08	1.96	0.53	0.54	1.73	1.18	**6.02**
Disposals	-	-	(0.65)	(0.20)	(0.01)	(6.06)	(0.06)	**(6.98)**
Balance as at 31 March 2026	**-**	**2.94**	**8.27**	**5.67**	**6.74**	**22.38**	**9.24**	**55.24**
Net carrying amount as at 31 March 2026	**-**	**1.34**	**12.20**	**1.50**	**2.18**	**4.51**	**1.93**	**23.66**
Net carrying amount as at 31 March 2025	**432.45**	**1.42**	**7.49**	**1.37**	**1.94**	**6.43**	**2.14**	**453.24**

Land of Nil (9.90 crore) is mortgaged against borrowing (refer note 18.1)

* Vehicles are hypothecated against the vehicle loan (refer note: 18.1)

$ Equipments are hypothecated against the Equipment loan (refer note: 18.1)

Note 1.1

(Rupees in Crore)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Depreciation has been charged to		
- Cost of land, material consumed, construction & other related project cost (refer note 32)	1.96	1.63
- Statement of profit & loss (refer note 36)	4.06	4.78
Total	**6.02**	**6.41**

Note 1.2

Disposal in land includes Rs. 427.82 Crores transferred from Property, Plant and Equipment to Inventory consequent upon change in intended use of such land for development and sale in the ordinary course of the Company's real estate business. Accordingly, the said transfer has been considered as disposal/de-recognition from PPE and recognition under inventories in accordance with the applicable accounting principles and the Company's business model.

The transfer does not represent an external sale of land but an internal reclassification based on management's assessment of future economic benefits and intended utilisation of the land. The land is proposed to be utilized for real estate development activities/projects of the Company.

Note 1.3

The company do not have any immovable properties being land classified as Properties, Plant and Equipment as at 31st March, 2026, hence reporting requirement regarding title deed of the immovable property in the name of Company are not applicable to the company.

Note 2: RIGHT OF USE ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Right of use as at beginning of year	30.50	36.99
Add: Right of use assets added during the year	8.25	16.56
Less: i) Deletion of right of use assets during the year	0.54	1.58
ii) Depreciation on right of use assets (refer note 36)	16.08	21.47
Right of use as at end of the year	**22.13**	**30.50**

Note 3: OTHER INTANGIBLE ASSETS

(Rupees in Crore)

Particulars	Software
Gross Carrying Amount	
Balance as at 1 April 2024	**2.52**
Additions	-
Disposals	-
Balance as at 31 March 2025	**2.52**
Gross Carrying Amount	
Balance as at 1 April 2025	**2.52**
Additions	-
Disposals	-
Balance as at 31 March 2026	**2.52**
Accumulated Amortization	
Balance as at 1 April 2024	**2.38**
Charge for the year	0.06
Disposals	-
Balance as at 31 March 2025	**2.44**
Accumulated Amortization	
Balance as at 1 April 2025	**2.44**
Charge for the year	0.05
Disposals	-
Balance as at 31 March 2026	**2.49**
Net carrying amount as at 31 March 2026	**0.03**
Net carrying amount as at 31 March 2025	**0.08**

Note 3.1

(Rupees in Crore)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Amortization has been charged to		
- Statement of profit & loss (refer note 36)	0.05	0.06
Total	**0.05**	**0.06**

Note 3.2

The estimated amortization for years subsequent to 31 March 2026 are as under:

(Rupees in Crore)

Year Ending	Amortization Expense
31 March 2027	0.03
Total	**0.03**

Note 4A: INVESTMENT IN SUBSIDIARIES, ASSOCIATES AND PARTNERSHIP FIRMS

(Rupees in Crore)

Particulars	Face Value	No. of shares/debentures		Amount	
		As at 31-MAR-2026	As at 31-March-2025	As at 31-MAR-2026	As at 31-March-2025
Unquoted, at cost, fully paid up					
Investments In Equity Instruments of Subsidiaries					
Omaxe Entertainment Limited	10	50,000	50,000	0.05	0.05
Omaxe Infrastructure Limited	10	46,29,000	46,29,000	1.01	1.01
JKB Constructions Private Limited	10	50,000	50,000	0.05	0.05
Omaxe Housing & Developers Limited	10	22,62,165	22,62,165	0.52	0.52
JRS Projects Private Limited	10	50,000	50,000	0.05	0.05
Monarch Villas Private Limited	10	50,000	50,000	0.05	0.05
Omaxe Indore Developers Limited	10	50,000	50,000	0.05	0.05
Omtech Infrastructure & Construction Limited	10	50,000	50,000	0.05	0.05
Navratan Techbuild Private Limited	10	50,000	50,000	0.05	0.05
Green Planet Colonisers Private Limited	10	10,00,000	10,00,000	7.75	7.75
Omaxe Buildhome Limited	10	2,49,67,500	2,49,67,500	24.97	24.97
Primordial Buildcon Private Limited	10	50,000	50,000	15.04	15.04
Anjaniputra Builders Private Limited	10	50,000	50,000	2.53	2.53
Hamara Ghar Constructions & Developers Private Limited	10	50,000	50,000	0.05	0.05
Omaxe New Faridabad Developers Private Limited	10	50,000	50,000	0.05	0.05
Link Infrastructure & Developers Private Limited	10	50,000	50,000	0.05	0.05
Zodiac Housing & Infrastructure Private Limited	10	50,000	50,000	0.05	0.05
Omaxe Buildwell Limited	10	10,50,000	10,50,000	1.05	1.05
Landlord Developers Private Limited	10	-	20,00,000	-	10.30
Less: Classified under held for sale (refer note 15A)		-	-	-	(10.30)
Omaxe Rajasthan SEZ Developers Limited	10	50,000	50,000	0.05	0.05
Omaxe Power Private Limited	10	50,000	50,000	0.05	0.05
Hartal Builders and Developers Private Limited	10	37,50,000	37,50,000	3.94	3.94
Jagdamba Contractor and Builders Limited	10	50,00,000	50,00,000	5.00	5.00
Arman Builders Private Limited	10	50,000	50,000	0.05	0.05
Omaxe Heritage Private Limited (refer note 4.3)	10	37,000	37,000	0.04	0.04
Golden Glades Builders Private Limited	10	50,000	50,000	0.05	0.05

Particulars	Face Value	No. of shares/debentures		Amount	
		As at 31-MAR-2026	As at 31-March-2025	As at 31-MAR-2026	As at 31-March-2025
Rohtas Holdings (Gulf) Limited	100	500	500	0.06	0.06
Less: Provision for Diminution in Value of Investments				(0.06)	(0.06)
Omaxe New Chandigarh Developers Private Limited	10	5,00,00,000	5,00,00,000	50.00	50.00
Oasis Township Private Limited	10	10,000	10,000	0.01	0.01
Rivaj Infratech Private Limited	10	25,500	25,500	0.03	0.03
Omaxe Garv Buildtech Private Limited	10	25,500	25,500	0.03	0.03
Omaxe Pancham Realcon Private Limited	10	25,500	25,500	0.03	0.03
Panchi Developers Private Limited	10	50,000	50,000	0.05	0.05
Mehboob Builders Private Limited	10	50,000	50,000	0.05	0.05
Mehtab Infratech Private Limited	10	50,000	50,000	0.05	0.05
Shamba Developers Private Limited	10	50,000	50,000	0.05	0.05
Omaxe Hitech Infrastructure Company Private Limited	10	50,000	50,000	0.05	0.05
Atulah Contractors and Constructions Private Limited	10	10,00,000	10,00,000	1.00	1.00
Omaxe World Street Private Limited	10	3,80,00,000	3,80,00,000	43.30	43.30
Sri Balaji Green Heights Private Limited	10	50,000	50,000	0.07	0.07
Pam Developers (India) Private Limited	10	10,000	10,000	0.98	0.98
Chapal Buildhome Private Limited	10	10,000	10,000	0.01	0.01
Omaxe International Bazaar Private Limited	10	4,00,000	4,00,000	0.40	0.40
Silver Peak Township Private Limited	10	50,000	50,000	0.05	0.05
Sarthak Landcon Private Limited	10	10,000	10,000	0.01	0.01
Sarva Buildtech Private Limited	10	10,000	10,000	0.01	0.01
Aashna Realcon Private Limited	10	10,000	10,000	0.01	0.01
Aradhya Real Estate Limited	10	10,000	10,000	0.01	0.01
Ayush Landcon Private Limited	10	10,000	10,000	0.01	0.01
Dhanu Real Estate Private Limited	10	10,000	10,000	0.01	0.01
Omaxe India Trade Centre Private Limited	10	1,000	1,000	0.11	0.11
Omaxe Forest Spa and Hills Developers Limited (refer note 4.2)	10	14,95,000	14,95,000	2.49	2.49
Omaxe Forest Spa and Hills Developers Limited- Class B Equity Shares	1,00,000	6,311	6,311	81.68	81.68
Omaxe Forest Spa and Hills Developers Limited - Class C Equity Shares	1,00,000	189	189	2.24	2.24
Omaxe Forest Spa and Hills Developers Limited- Class A Equity Shares	1,00,000	2,410	2,410	53.99	53.99
Omaxe Forest Spa and Hills Developers Limited- Superior Equity Shares (refer note 4.2)	10	5,00,000	5,00,000	1.50	1.50
P P Devcon Private Limited	10	10,000	10,000	0.04	0.04
National Affordable Housing Limited	100	5,000	5,000	0.09	0.09
Kamini Builders & Promoters Private Limited	10	10,000	10,000	0.02	0.02
Kashish Buildtech Private Limited	10	10,000	10,000	0.03	0.03
Shikhar Landcon Private Limited	10	10,000	10,000	0.03	0.03
MR Real Estate Private Limited	10	10,000	10,000	0.01	0.01
Nexten (I) Growth Private Limited	10	10,000	10,000	0.01	0.01
Nexten Infra Growth Private Limited	10	10,000	10,000	0.01	0.01
Nexten Infra Private Limited	10	10,000	10,000	0.01	0.01
Nexten Real Growth Private Limited	10	10,000	10,000	0.01	0.01
Nexten Super Growth Private Limited	10	10,000	10,000	0.01	0.01
Giant Dragon Mart Private Limited	10	5,000	5,000	0.01	0.01

Particulars	Face Value	No. of shares/debentures		Amount	
		As at 31-MAR-2026	As at 31-March-2025	As at 31-MAR-2026	As at 31-March-2025
Colors Real Estate Private Limited	10	-	10,000	-	2.51
Ludhiana Wholesale Market Private Limited	10	54,00,000	54,00,000	5.40	5.40
Omaxe New Amritsar Developers Private Limited	10	10,000	10,000	0.01	0.01
Worldstreet Sports Center Limited	10	10,000	10,000	0.01	0.01
Blackbull Retails Private Limited	10	10,000	10,000	0.01	0.01
Omaxe Next Private Limited	10	10,000	10,000	0.01	0.01
FBD Real Grow Private Limited	10	10,000	10,000	0.01	0.01
Be Together Developers Private Limited	10	10,000	10,000	0.01	0.01
Khusiyo Ka Ghar Private Limited	10	10,000	10,000	0.22	0.22
Radhika Buildwell Private Limited	10	10,000	10,000	0.29	0.29
Parshwa Veer Builders and Developers Private Limited	10	21,00,000	21,00,000	17.85	17.85
Omaxe Be Together Project Developers Private Limited	10	3,000	3,000	0.00	0.00
Be Together Infra Projects Private Limited	10	3,500	3,500	0.00	0.00
Omaxe Be Together Ghaziabad Busport Private Limited	10	3,500	3,500	0.00	0.00
Omaxe Be Together Kaushambi Busport Private Limited	10	3,500	3,500	0.00	0.00
Omaxe Be Together Lucknow Busport Private Limited	10	3,500	3,500	0.00	0.00
Omaxe Be Together Prayagraj Busport Private Limited	10	3,500	3,500	0.00	0.00
Omaxe Be Together Ayodhya Dham Busport Private Limited	10	3,500	3,500	0.00	0.00
Omaxe Be Together Amausi Busport Private Limited	10	3,500	3,500	0.00	0.00
Secure Properties Private Limited	10	16,99,670	16,99,670	10.20	10.20
Nexten Cityspace Realty Private Limited	10	10,000	10,000	0.01	0.01
Nexten Township Private Limited	10	10,000	10,000	0.01	0.01
Omaxe Capital Redevelopment Private Limited	10	10,000	10,000	0.01	0.01
Next10 Land Developers Private Limited	10	10,000	-	0.01	-
Next10 Realbuild Private Limited	10	10,000	-	0.01	-
In Limited Liability Partnership					
Dreamze New Faridabad Developers LLP (Partnership interest-99.99% {PY-99.99%})				0.01	0.01
Shine Grow New Faridabad LLP (Partnership interest-99.99% {PY-99.99%})				0.01	0.01
Other Investments					
Investment in Equity Instrument in Associate Companies, fully paid up					
Parkash Omaxe Amusement Park Private Limited	10	5,000	5,000	0.01	0.01
Unquoted					
Investment in Debentures in Subsidiary Company-unquoted at cost, fully paid up					
FBD Real Grow Private Limited- Unsecured 0.01% Fully Convertible Debentures-Series A	1,000	45,000	45,000	4.50	4.50
FBD Real Grow Private Limited- Unsecured 0.01% Fully Convertible Debentures-Series B	1,000	45,000	45,000	4.50	4.50
Investment in Debentures in Subsidiary Company-unquoted at cost, partly paid up					
Omaxe World Street Private Limited- Unsecured 0% Compulsorily Convertible Debentures (90% paid of subscription amount)	10	3,60,00,000	3,60,00,000	32.40	32.40
Total				376.63	379.11

Note 4B: NON-CURRENT INVESTMENTS

(Rupees in Crore)

Particulars	Face Value	No. of shares		Amount	
		As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Others Investment Investments In Equity Instruments fully paid up at Fair Market Value through OCI, Unquoted					
Delhi Stock Exchange Limited	1	14,96,500	14,96,500	14.08	14.41
Total				**14.08**	**14.41**

Note 4.1:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Aggregate book value of unquoted investments in subsidiaries, associates and LLP at amortized cost	376.63	379.11
Aggregated book value of quoted investments measured at Fair value through profit & loss	-	-
Aggregate fair value of quoted investments measured through profit and loss	-	-
Aggregate book value of unquoted investments measured at Fair value through OCI	10.48	10.48
Aggregate fair value of unquoted investments measured at Fair value through OCI	14.08	14.41
Aggregate amount of unrealized gain/ (loss) recognized through OCI	3.60	3.93
Aggregate amount of impairment in value of investments measured at amortised cost	0.06	0.06

Note 4.2:

Investment held by the Company in wholly owned subsidiary company namely M/s Omaxe Forest Spa and Hills Developers Limited pledged as security for obtaining loan by subsidiary company- Rs. Nil (PY Rs. 3.99 Crore)

Note 4.3:

Investment held by the Company in wholly owned subsidiary company namely M/s Omaxe Heritage Private Limited pledged as security for obtaining loan by subsidiary company- Rs. Nil (PY Rs. 0.02 Crore)

Note 4.4:

The fair value of investments carried at fair value through OCI has been determined by registered valuer as defined in Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.

Note 4.5:

During the financial year 2022-23, the Company invested 3,60,00,000 Unsecured 0% Compulsorily Convertible Debentures (CCDs) of Rs. 10/- each of its subsidiary company i.e. Omaxe World Street Private Limited for Rs. 32.40 crore (90% of the subscription amount) at following major terms and conditions:-

Issue Price	-	At par, i.e. Rs. 10/- each CCD
Upfront amount payable	-	90% of the subscription amount is to be paid as application money and on or before subscription balance 10% on Call, to be made by the issuer company anytime within the tenor of CCDs.
Interest	-	0%
Tenure	-	10 years from the Deemed Date of Allotment of CCDs

Conversion Price	-	Conversion price for conversion of CCDs into equity shares of the issuer company shall be determined at the time of conversion of the CCDs, as per applicable provisions of the Act & Rules
Ranking	-	Equity Shares to be allotted upon conversion of CCDs shall rank pari- passu with the then fully paid equity shares of face value Rs. 10 each of the issuer company, in all respects

Note 4.6:

During the financial year 2023-24, the Company invested 45,000 Unsecured 12% Fully Convertible Debentures-Series A (CD) of Rs. 1,000/- each and 45,000 Unsecured 12% Fully Convertible Debentures-Series B (CD) of Rs. 1,000/- each of its subsidiary company i.e. FBD Real Grow Private Limited for Rs. 9.00 crore. Major terms and conditions are as below:-

Original Issue Price	-	At par, i.e. Rs. 1,000/- each CD
Original Issue Date	-	29-Sep-2018 for Series A and 27-Dec-2018 for Series B
Purchase Price	-	At par, i.e. Rs. 1,000/- each CD
Interest	-	12% reduced to 0.01% w.e.f. 01-Jan-2024
Tenure	-	Original Tenure was 3 years, extended to 3 years and further extended to 3 years i.e. 27.09.2027 for Series A and 26.12.2027 for Series B
Conversion Price	-	Debentures can be converted into Equity Shares of the Company prior to the expiry of the terms if the Board and Shareholders approve such conversion.

Note 5: NON-CURRENT OTHER FINANCIAL ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise) Security Deposits		
Considered Good	14.95	34.22
Credit impaired	1.80	1.80
Less: Allowance for expected credit losses	(1.80)	(1.80)
Bank Deposits with maturity of more than 12 months held as margin money	37.80	29.32
Interest Accrued On Deposits & Others	0.10	0.08
Fixed Deposit against Borrowings	0.37	-
Advances recoverable in cash		
Subsidiary Companies	6.48	6.47
Others		
Considered good	1.09	1.26
Credit impaired	11.05	11.05
Less: Allowance for expected credit losses	(11.05)	(11.05)
Total	**60.79**	**71.35**

Note 5.1: Movement in allowance for expected credit losses in security deposits:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	1.80	1.80
Movement in allowance for expected credit loss (Net)	-	-
Balance at the end of the year	**1.80**	**1.80**

Note - 5.2

Particulars in respect of advances recoverable in cash from subsidiary companies:

(Rupees in Crore)

Name of Company	As at 31 March 2026	As at 31 March 2025
Anjaniputra Builders Private Limited	6.48	6.47
Total	**6.48**	**6.47**

Note 5.3: Movement in allowance for expected credit losses in other advances recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	11.05	11.75
Movement in allowance for expected credit loss (Net)	-	(0.70)
Balance at the end of the year	11.05	11.05

Note - 6: DEFERRED TAX ASSETS – NET

The movement on the deferred tax account is as follows:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
At the beginning of the year	301.02	312.83
(Charge)/ Credit to statement of profit and loss (refer note 38)	63.99	(11.72)
(Charge)/ Credit to other comprehensive income	(0.31)	(0.09)
At the end of the year	**364.70**	**301.02**

Components of deferred tax assets/ (liabilities):

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred Tax Asset		
Unabsorbed business losses	345.15	333.63
Difference Between Book and Tax Base of Property, Plant and Equipment	3.02	3.44
Provisions	15.70	15.86
Others	1.35	1.35
Deferred Tax Liabilities		
Fair valuation of Equity Investments	(0.52)	(0.56)
Fair valuation of Property, Plant and Equipment	-	(52.70)
Total	**364.70**	**301.02**

Note 6.1

The Company has recognized deferred tax assets in respect of losses to the extent of reasonable certainty of their recoverability in near future.

Note 7: NON CURRENT TAX ASSETS (NET)

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Direct tax refundable*	133.58	118.40
Less: Provision against disputed tax demands	11.18	11.18
Total	**122.40**	**107.22**

*Includes Rs. 40.87 Crore (Rs. 58.51 Crore previous year) representing amount deposited under protest against demand raised and pending for appeal at various levels.

Note 8: OTHER NON-CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Advance against goods, services and others (Unsecured considered good unless stated otherwise)		
-Related Parties	1.97	1.83
Prepaid Expenses	5.86	8.06
Total	**7.83**	**9.89**

Note 8.1:

Particulars in respect of advances to related party:

(Rupees in Crore)

Name of Company	As at 31 March 2026	As at 31 March 2025
Cress Propbuild Private Limited	1.97	1.83
Total	**1.97**	**1.83**

Note 9: INVENTORIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Building Material and Consumables	28.93	17.06
Land	536.97	89.83
Construction Work In Progress	14.70	13.39
Completed Real Estate Projects	521.17	506.47
Project In Progress	1,680.16	1,652.60
Total	**2,781.93**	**2,279.35**

Note 10: TRADE RECEIVABLES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise)		
Considered Good	170.50	204.62
Credit impaired	2.87	2.63
	173.37	**207.25**
Less: Allowance for expected credit loss	2.87	2.63
Total	**170.50**	**204.62**

Note 10.1: Due from related parties included in trade receivables are as under:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Name of Company		
Oasis Township Private Limited	0.14	0.14
Anant Realcon Private Limited	-	0.17
Kanak Buildhome Private Limited	0.10	0.09
Stronghold Properties Private Limited	0.10	-
Balesh Technobuild Private Limited	0.48	-
Inesh Buildcon Private Limited	-	0.16
Total	**0.82**	**0.56**

Note 10.2: Movement in allowances for expected credit loss in trade receivables:

(Rupees in Crore)

	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	2.63	2.39
Movement in allowance for expected credit loss (Net)	0.24	0.24
Balance at the end of the year	**2.87**	**2.63**

Note 10.3: Ageing of Trade Receivables as at 31 March, 2026 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from 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 Receivables-considered good	125.56	0.58	0.75	0.93	1.26	27.52	156.60
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	6.52	-	-	0.06	0.61	9.57	16.76
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	**132.08**	**0.58**	**0.75**	**0.99**	**1.87**	**37.09**	**173.36**
Less: Allowance for expected credit loss	-	-	0.08	0.11	0.04	2.63	2.86
Total	**132.08**	**0.58**	**0.67**	**0.88**	**1.83**	**34.46**	**170.50**

Note 10.4: Ageing of Trade Receivables as at 31 March, 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from 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 Receivables-considered good	129.60	5.86	2.36	0.24	0.18	47.84	186.08
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	6.33	0.00	0.50	0.00	0.02	14.32	21.17
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Total	**135.93**	**5.86**	**2.86**	**0.24**	**0.20**	**62.16**	**207.25**
Less: Allowance for expected credit loss	-	-	-	-	-	2.63	2.63
Total	**135.93**	**5.86**	**2.86**	**0.24**	**0.20**	**59.53**	**204.62**

Note 10.5: Trade Receivables are non-interest bearing and are generally on terms as per contract / agreement.

Note 11: CASH AND CASH EQUIVALENTS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balances With Banks:-		
In Current Accounts	58.53	23.23
In Deposit Account With Maturity of Less Than Three Months	65.00	-
Cheques, Drafts on Hand	2.19	0.46
Cash on Hand	2.82	1.51
Total	**128.54**	**25.20**

Note 12: OTHER BANK BALANCES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
In Earmarked Accounts		
In Unpaid Dividend Account	0.02	0.05
Deposit with maturity of more than three months but less than twelve months		
Pledge / Earmarked	243.70	229.55
Against Borrowings	3.73	3.14
Others	55.13	3.29
Total	**302.58**	**236.03**

Note 13: CURRENT LOANS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise)		
Loans to		
- Subsidiary Companies	1,164.01	837.76
Total	**1,164.01**	**837.76**

Note 13.1 Particulars in respect of loans to subsidiary companies:

(Rupees in Crore)

Name of Company	As at 31 March 2026	As at 31 March 2025
Omaxe Heritage Private Limited	550.82	257.44
Omaxe Garv Buildtech Private Limited	156.42	159.79
Omaxe Pancham Realcon Private Limited	353.08	356.88
Omaxe Be Together Amausi Busport Private Limited	2.59	1.05
Omaxe Be Together Ayodaya Dham Busport Private Limited	23.02	6.09
Omaxe Be Together Ghaziabad Busport Private Limited	-	9.73
Omaxe Be Together Kaushambi Busport Private Limited	45.03	12.95
Omaxe Be Together Lucknow Busport Private Limited	-	23.55
Omaxe Be Together Prayagraj Busport Private Limited	18.19	7.05
Parshwa Veer Builders and Developers Private Limited	2.10	2.07
RPS Suncity Promoters & Developers Private Limited	12.76	1.16
	1,164.01	**837.76**

Note 13.2 Particulars of maximum balance during the year in nature of loans given to subsidiary companies:

(Rupees in Crore)

Name of Company	During the year ended 31 March 2026	During the year ended 31 March 2025
Omaxe Heritage Private Limited	550.82	257.44
Omaxe Garv Buildtech Private Limited	165.90	165.72
Omaxe Pancham Realcon Private Limited	359.19	356.88
Omaxe Be Together Ghaziabad Busport Private Limited	11.09	9.74
Omaxe Be Together Kaushambi Busport Private Limited	55.03	12.95
Omaxe Be Together Lucknow Busport Private Limited	25.55	23.55
Omaxe Be Together Prayagraj Busport Private Limited	18.19	7.05
Omaxe Be Together Ayodaya Dham Busport Private Limited	23.02	6.09
Omaxe Be Together Amausi Busport Private Limited	2.59	1.05
Parshwa Veer Builders and Developers Private Limited	2.10	2.08
RPS Suncity Promoters & Developers Private Limited	12.76	9.32

Note 13.3: Loans and advances to specified person:

Type of Borrower	As at 31 March 2026		As at 31 March 2025	
	Amount of loan or advance in the nature of loan outstanding (Rupees in Crore)	Percentage to the total Loans and Advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding (Rupees in Crore)	Percentage to the total Loans and Advances in the nature of loans
Related Parties	1,164.01	100%	837.76	100%

Note 13.4: Loans to subsidiaries and others related parties are interest free. The loans have been granted for the purpose of business and for meeting their business requirements for furtherance of real estate business of the group.

Note 14: OTHER FINANCIAL ASSET- CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Security Deposits		
Considered Good	77.07	12.99
Credit Impaired	0.09	0.09
Less: Allowance for expected credit losses	(0.09)	(0.09)
Interest Accrued On Deposits & Others	2.32	1.58
Advances recoverable in Cash (Unsecured considered good unless stated otherwise)		
- From Subsidiary Companies	731.43	887.64
- From Related Party	1.95	0.23
- From others	82.52	79.21
Credit impaired		
- From others	18.23	18.40
- Less: Allowance for expected credit losses	(18.23)	(18.40)
Other receivables		
- Other receivables	29.52	-
Credit impaired		
- Receivable against sale of investment considered Doubtful	7.80	7.80
- Less: Allowance for expected credit losses	(7.80)	(7.80)
Total	**924.81**	**981.65**

Note 14.1 Particulars in respect of advance recoverable in cash from subsidiary companies:

(Rupees in Crore)

Name of Company	As at 31 March 2026	As at 31 March 2025
Giant Dragon Mart Private Limited	0.71	0.71
Omaxe Power Private Limited	0.14	0.14
Hamara Ghar Construction and Developers Private Limited	0.05	0.05
Omaxe Forest Spa and Hills Developers Limited	42.30	58.10
Navratan Techbuild Private Limited	1.34	1.34
Arman Builders Private Limited	21.18	23.49
Omaxe India Trade Centre Private Limited	315.39	256.44
Ayush Landcon Private Limited	-	1.19
Omaxe International Bazaar Private Limited	2.54	2.54
Nexten (I) Growth Private Limited	7.19	7.19
Nexten Infra Private Limited	7.18	7.18
Chapal Buildhome Private Limited	0.03	0.03
Aradhya Real Estate Private Limited	-	154.97
Dhanu Real Estate Private Limited	3.80	3.68
Sarva Buildtech Private Limited	4.72	4.72
Sarthak Landcon Private Limited	12.74	12.74
Satvik Hitech Builders Private Limited	-	1.10
Silver Peak Township Private Limited	6.20	6.20
Omtech Infrastructure & Construction Limited	-	66.21

Name of Company	As at 31 March 2026	As at 31 March 2025
Ludhiana Wholesale Market Private Limited	118.45	144.84
PP Devcon Private Limited	16.57	16.57
Omaxe Buildwell Limited	20.64	29.56
Omaxe Housing and Developers Limited	5.83	11.98
Worldstreet Sports Center Limited	0.01	-
Shine Grow New Faridabad LLP	2.03	2.03
Omaxe Heritage Private Limited	0.00	0.55
Nexten Infra Growth Private Limited	0.02	0.02
Nexten Real Growth Private Limited	0.02	0.02
Colors Real Estate Private Limited	13.99	0.13
Omaxe Pancham Realcon Private Limited	-	2.28
Shikhar Landcon Private Limited	0.69	0.85
Sri Balaji Green Heights Private Limited	3.18	3.18
Kashish Buildtech Private Limited	3.69	4.30
S N Realtors Private Limited	8.96	11.22
Omaxe Buildhome Limited	71.79	45.98
Be Together Developers Private Limited	-	0.01
Estatelance Developers Private Limited	-	0.05
Kamini Builders and Promoters Private Limited	0.41	0.41
Nexten Super Growth Private Limited	0.01	0.01
Omaxe Be Together Ayodhya Dham Busport Private Limited	0.00	0.00
Omaxe Garv Buildtech Private Limited	-	5.63
KSONS Buildwell LLP	0.01	-
Secure Properties Private Limited	39.62	-
Total	**731.43**	**887.64**

Note 14.2 Particulars in respect of advance recoverable in cash from related parties:

(Rupees in Crore)

Name of Company	As at 31 March 2026	As at 31 March 2025
Omaxe Affordable Homes Private Limited	0.03	0.03
Agastaya Properties Private Limited	1.76	0.01
Milestone Township Private Limited	0.12	0.16
Balesh Technobuild Private Limited	0.04	-
Mihir Buildwell Private Limited	-	0.03
Total	**1.95**	**0.23**

Note 14.3: Movement in allowance for expected credit losses for advances recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	18.40	16.93
Movement in allowance for expected credit loss (Net)	-	1.47
Written off out of provisions	(0.17)	-
Balance at the end of the year	**18.23**	**18.40**

Note 14.4: Movement in allowance for expected credit losses for receivables:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	7.80	7.80
Movement in allowance for expected credit loss (Net)	-	-
Balance at the end of the year	**7.80**	**7.80**

Note 14.5: Amount of advance in the nature of loan:

Type of Party	As at 31 March 2026		As at 31 March 2025	
	(Rupees in Crore)	%	(Rupees in Crore)	%
Related Parties	733.38	89.89%	887.87	91.81%

Note 14.6: Advance given to subsidiaries and others are interest free and have been given for furtherance of real estate business.

Note 15: OTHER CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise)		
Advance against goods, services and others		
- Subsidiary Companies	52.26	137.48
- Others	280.74	180.99
Credit Impaired		
- Others	1.51	1.62
- Less: Allowance for expected credit losses	(1.51)	(1.62)
	333.00	**318.47**
Prepaid Expenses	4.80	5.09
Balance With Government / Statutory Authorities	27.42	25.01
Total	**365.22**	**348.57**

Note - 15.1 Particulars in respect of advances to subsidiary companies against goods, services and others:

(Rupees in Crore)

Name of Company	As at 31 March 2026	As at 31 March 2025
Omaxe Garv Buildtech Private Limited	3.58	-
Omaxe Pancham Realcon Private Limited	2.22	-
MR Real Estate Private Limited	0.02	80.03
Omaxe New Amritsar Developers Private Limited	29.80	42.05
JRS Projects Private Limited	7.54	7.48
Atulah Contractors and Constructions Private Limited	-	6.60
Secure Properties Private Limited	-	1.32
Oasis Township Private Limited	0.01	-
Nexten Township Private Limited	2.48	-
Estatelance Developers Private Limited	4.47	-
Radhika Buildwell Private Limited	2.14	-
Total	**52.26**	**137.48**

The above advances are given for the purchase of land.

Note 15.2: Movement in allowance for expected credit losses

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	1.62	11.27
Movement in allowance for expected credit loss (Net)	(0.11)	(9.65)
Balance at the end of the year	**1.51**	**1.62**

Note 15A: Assets classified as held for sale

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Nil (2,000,000) Equity shares of Landlord Developers Private Limited of Rs. 10 each	-	10.30
	-	**10.30**

Note 16 A: EQUITY SHARE CAPITAL

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Authorised		
21,00,00,000 (21,00,00,000) Equity Shares of Rs.10 Each	210.00	210.00
	210.00	**210.00**
Issued, Subscribed & Paid Up		
18,29,00,540 (18,29,00,540) Equity Shares of Rs.10 Each Fully Paid Up	182.90	182.90
Total	**182.90**	**182.90**

Note 16.1 Reconciliation of the equity shares outstanding at the beginning and at the end of the year

Particulars	As at 31 March 2026		As at 31 March 2025	
Equity Shares of Rs. 10 each fully paid up	**Numbers**	**Rupees in Crore**	**Numbers**	**Rupees in Crore**
Shares outstanding at the beginning of the year	18,29,00,540	182.90	18,29,00,540	182.90
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	**18,29,00,540**	**182.90**	**18,29,00,540**	**182.90**

Note - 16.2 Terms/rights attached to shares

Equity

The company has only one class of equity shares having a face value of Rs. 10 per share. Each holder of equity shares is entitled to one vote. The company declares and pays dividend in Indian Rupees. The dividend proposed by 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. The distribution will be in proportion to the number of equity shares held by the respective shareholders.

Note - 16.3 Shares held by holding company and subsidiary of holding Company in aggregate

Name of Shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares held	Rupees in Crore	Number of shares held	Rupees in Crore
Equity Shares				
Guild Builders Private Limited (Holding Company)	11,62,73,971	116.27	11,62,73,971	116.27
Dream Home Developers Private Limited (Fellow Subsidiary Company)	89,25,117	8.93	89,25,117	8.93

Note - 16.4 Detail of shareholders holding more than 5% shares in capital of the company

Equity Shares

Name of Shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57

Note - 16.5

The Company has not allotted any other fully paid equity shares except as above pursuant to contract(s) without payment being received in cash and has neither allotted any fully paid up equity shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

Note - 16.6 Shareholding of promoters

Shares held by promoters as at 31 March, 2026

Shares held by promoters					% Change during the year
Promoter Name	As at 31 March 2026		As at 31 March 2025		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rohtaas Goel	45,50,120	2.48	45,50,120	2.48	-
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,79,060	0.48	8,79,060	0.48	-
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	15,33,250	0.84	-
Mohit Goel	15,33,250	0.84	15,33,250	0.84	-
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	**74.14**	**13,56,06,918**	**74.14**	

Shares held by promoters as at 31 March, 2025

Promoter Name	Shares held by promoters				% Change during the year
	As at 31 March 2025		As at 31 March 2024		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rohtaas Goel	45,50,120	2.48	12,14,000	0.66	1.82
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,79,060	0.48	8,44,560	0.46	0.02
Sunil Goel #	-	-	33,36,120	1.82	-1.82
Seema Goel #	-	-	21,000	0.01	-0.01
Sunil Goel HUF #	-	-	13,500	0.01	-0.01
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	15,33,250	0.84	-
Mohit Goel	15,33,250	0.84	15,33,250	0.84	-
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	**74.14**	**13,56,06,918**	**74.14**	

Mr. Sunil Goel, Mrs. Seema Goel and Sunil Goel HUF have been reclassified from the Promoter category to the Public category with effect from August 21, 2025.

Note 16 B: PREFERENCE SHARE CAPITAL

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Authorised		
35,00,00,000 (35,00,00,000) Preference Shares of Rs.10 Each	350.00	350.00
	350.00	**350.00**

Note 17: OTHER EQUITY

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Equity component of compound financial instruments	**225.22**	**225.22**
Reserve and Surplus		
Securities Premium	499.61	499.61
Retained Earnings/ (Deficit)	(831.78)	(636.17)
General Reserve	384.22	384.22
Other comprehensive income		
Remeasurement of defined benefit obligation	(3.01)	(2.64)
Equity instrument at fair value through other comprehensive income	4.01	4.28
Total	**278.27**	**474.52**

Movement of other equity is as follows:

(Rupees in Crore)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Equity component of compound financial instruments	**225.22**	**225.22**
Securities Premium	**499.61**	**499.61**
Retained Earnings/ (Deficit)		
Profit/(Loss) as per last balance sheet	(636.17)	(419.14)
Add: Net profit/(loss) for the current year	(195.61)	(217.03)
Profit/(Loss) available for appropriation	**(831.78)**	**(636.17)**
General reserve	**384.22**	**384.22**
Remeasurement of defined benefit obligation		
As per last balance sheet	(2.64)	(2.10)
Add: Current year transfer	(0.37)	(0.54)
Balance at the end of year	**(3.01)**	**(2.64)**
Equity instrument at fair value through Other comprehensive income		
As per last balance sheet	4.28	2.74
Add: Current year transfer	(0.27)	1.54
Balance at the end of year	**4.01**	**4.28**
Total	**278.27**	**474.52**

Nature and Purposes of Reserve forming part of Other Equity

a) **Equity component of compound financial instruments-** represents equity component of 0.10% Non-Cumulative, Non-Convertible, Redeemable Preference Share

b) **Securities Premium-** Securities premium represents amount received in excess of face value of shares and can be utilized for the purpose and in the matter as mentioned as mentioned in Section 52 of Companies Act, 2013.

c) **Retained Earnings/(Deficit)-** This reserve represents accumulated earnings/(Deficit) of the Company as on the balance sheet date.

d) **General Reserve-** The General Reserve is a free reserve which is used from time to time to transfer profit from / to retained earnings for appropriation purpose. As the general reserve is created by transfer from one component of equity to another and is not an item of other comprehensive income, item included in general reserve will not be reclassified subsequently to statement of Profit & Loss.

e) **Other comprehensive income-** The Company has elected to recognize changes in the fair value of investment in equity securities and remeasurement of defined benefit obligation in other comprehensive income that will not be reclassified to statement of Profit & Loss.

Note 18: BORROWINGS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Secured		
Debentures		
633 (PY Nil) Unlisted, Unrated, Senior, Secured Non-Convertible debentures of Rs. 10.00 Lakh each	63.30	-
Term Loans		
Non-Banking Financial Companies	18.44	4.40
Vehicle & Equipment Loans	0.82	4.45
Total	**82.56**	**8.85**
Unsecured Loans		
Trust	150.00	-
Term Loans from Non Banking Financial Companies	2.58	0.79
Preference Capital		
250,000,000 (250,000,000) 0.1% Non-Cumulative, Non-Convertible, Redeemable Preference Share Capital of Rs. 10 Each	159.41	136.27
Total	**394.55**	**145.91**

Note 18.1 Nature of security of long term borrowings are as under:

(Rupees in Crore)

S. No.	Particulars	Amount outstanding as at		Current Maturity	
		31 March 2026	31 March 2025	31 March 2026	31 March 2025
	Secured				
1	Unlisted, Unrated, Senior, Secured Non-Convertible debentures are secured by way of equitable mortgage on project land & all structure there upon and Hypothecation of receivables of the project. These are further secured by personal guarantee of Promoter(s) of the Company and corporate guarantee of Promoter Company and subsidiary company.	63.30	-	-	-
2	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 personal guarantee of director(s) of the Company.	18.44	13.96	-	9.56
3	Vehicle & Equipment loans are secured by hypothecation of the vehicles / plant & machinery purchased there against.	4.16	7.42	3.34	2.97
	Unsecured				
4	Term loan from unrelated Family Trust are secured by equitable mortgage of project properties of the subsidiary companies and corporate guarantees of such companies.	150.00	-	-	-
5	Loan from non-banking financial companies are secured by pledge of shares of the company held by promoter companies, personal guarantee of director(s) of the company and corporate guarantee of promoter companies and subsidiary company	18.77	20.74	16.19	19.95

S. No.	Particulars	Amount outstanding as at		Current Maturity	
		31 March 2026	31 March 2025	31 March 2026	31 March 2025
6	The Company has one class of non-convertible redeemable preference shares and having a par value of Rs. 10 per share. The preference shares carry a right to preferential dividend of 0.1 % per annum in relation to capital paid on them and are redeemable upon 20 years from the date of allotment with call and put option for redemption after 10 years from the date of allotment. The redemption of preference share shall be at a premium of 6% per annum from the date of allotment over and above the total issue price per preference share and premium will be prorate/proportionate to the period of holding of these shares. As the aforesaid preference shares carry nominal rate of preference dividend and premium on redemption, therefore, on transition to IND AS, these has been considered as compound financial instrument, which has been bifurcated into liability and equity components. In subsequent years, the liability part is increased with the notional interest computed using effective interest rate and said interest is charged to statement of profit and loss. Further, the premium payable on redemption of preference shares shall be provided out of the profit of the company or out of securities premium before the preference shares are redeemed. The company has chosen to pay premium on such redemption out of securities premium account, therefore, no appropriation out of profit have been made. The terms and conditions may be modified/ varied/ amended with due approval.	159.41	136.27	-	-
	Total	**414.08**	**178.39**	**19.53**	**32.48**
	Less: Current maturities of long term borrowing (refer note no. 24)	**19.53**	**32.48**		
	Total	**394.55**	**145.91**		

Note 18.2 The year wise repayment schedule of long term borrowings:

(Rupees in Crore)

Particulars	Outstanding As at 31 March 2026	Years wise repayment schedule				
		within 1 year	1 -2 year	2-3 year	3-6 year	more than 6 years
Secured						
Debentures						
Unlisted, Unrated, Senior, Secured Non-Convertible debentures	63.30	-	-	-	63.30	-
Term loans						
Non-banking financial companies	18.44	-	8.54	9.90	-	-
Vehicle loans	4.16	3.34	0.78	0.04	-	-
Unsecured						
Term loans						
Trust	150.00	-	150.00	-	-	-
Non-Banking financial companies	18.77	16.19	2.58	-	-	-
Preference Capital						
0.1% Non-Cumulative, Non Convertible, Redeemable Preference Share Capital of Rs. 10 Each	159.41	-	-	-	-	159.41
Total Long Term Borrowings	**414.08**	**19.53**	**161.90**	**9.94**	**63.30**	**159.41**

Note 18.3: The Company is regular in repayment of principal and interest to Bank, Non- Banking Financial Companies, Housing Finance Companies as per stipulation and there are no defaults in repayment of principal and interest to any lender as at the balance sheet date.

Note 18.4: The Company has not been declared as willful defaulter by any Bank or any Government Authorities.

Note 18.5: The loans taken by the Company during the year have been utilized for the purpose for which they were obtained.

Note 18.6: Funds raised by the Company on short term loan have not been used for long term purposes.

Note 18.7: The Company has not raised any funds from Banks / Non-Banking Financial Companies / Housing Finance Company and from any other entity or person on account of or to meet the obligations of Subsidiaries / Joint Venture or Associates except the terms of the sanction.

Note 18.8: No funds were raised during the year on pledge of securities held in its Subsidiaries, Joint Venture or Associates.

Note 18.9: There are no charges or satisfaction of charges which are yet to be registered or satisfied beyond statutory period.

Note 19: NON CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Lease Liabilities (refer note no. 46)	13.88	23.07
Total	**13.88**	**23.07**

Note 20: NON CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Total outstanding dues of micro enterprises and small enterprises		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total (A)	**-**	**-**
Total outstanding dues of creditors 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	77.86	9.27
Total (B)	**77.86**	**9.27**
Total (A+B)	**77.86**	**9.27**

Note 20.1

The non-current trade payables are payable after 31st March, 2027, hence not due for payment as at 31st March, 2026, therefore ageing of non-current trade payables has not been given.

Note 20.2

Deferred Payment Liabilities in respect of development and other charges payable to various authorities are to be settled in accordance with terms of payment.

Note 21: NON CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Security deposits received	9.24	18.67
Interest accured but not due on borrowings	3.60	-
Total	**12.84**	**18.67**

Note 22: OTHER NON CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred Income	3.13	2.88
Total	**3.13**	**2.88**

Note 23: PROVISIONS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for Employee Benefits		
Leave Encashment	2.85	2.95
Gratuity	7.84	7.73
Total	**10.69**	**10.68**

Note 24: BORROWINGS - CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Secured		
Loan against Fixed Deposits	0.92	1.85
Total (A)	**0.92**	**1.85**
Unsecured		
Promoter Companies (repayable on demand)	31.30	13.86
Inter corporate loans from subsidiary companies	32.27	48.76
Other loans from directors	-	0.02
Total (B)	**63.57**	**62.64**
Total (A+B)	**64.49**	**64.49**
Current maturities of long term borrowings (refer note no. 18.1)	19.53	32.48
Grand Total	**84.02**	**96.97**

Note - 24.1 Nature of security of short term borrowings are as under:

(Rupees in Crore)

Particulars	Amount Outstanding	
	As at 31 March 2026	As at 31 March 2025
Secured		
Loan against Fixed Deposits	0.92	1.85
Unsecured		
Inter corporate loans from promoter companies (repayable on demand)	31.30	13.86
Inter corporate loans from subsidiary companies (repayable of demand)	32.27	48.76
Loan from directors (repayable on demand)	-	0.02
Total	**64.49**	**64.49**

Note 25: CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Lease Liabilities (refer note no. 46)	13.62	12.80
Total	**13.62**	**12.80**

Note 26: CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Total outstanding dues of micro enterprises and small enterprises		
Other Trade Payables due to micro enterprises and small enterprises	18.33	12.54
Total (A)	**18.33**	**12.54**
Total outstanding dues of creditors other than micro enterprises and Small enterprises		
Deferred Payment Liabilities		
- In respect of land purchased on deferred credit terms from authorities	90.23	90.23
- In respect of development & other charges to be paid on deferred credit terms to authorities	48.99	141.91
Other Trade Payables		
- Others	259.41	175.67
Total (B)	**398.63**	**407.81**
Total (A+B)	**416.96**	**420.35**

Note-26.1 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.

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
The principal amount due thereon remaining unpaid to any supplier as at the end of each accounting year	18.33	12.54
The interest due thereon remaining unpaid to any supplier as at the end of each accounting year	0.92	0.85
Payment made to suppliers (other than interest) beyond appointed day during the year	29.98	21.40
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed by during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment but without adding the interest specified under the MSMED Act, 2006	1.37	0.44
The amount of interest accrued and remaining unpaid at the end of the accounting year	3.79	3.43
The amount of further interest remaining due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act 2006	0.36	(1.70)

Note-26.2: Ageing of Trade Payables Outstanding as at 31 March, 2026 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	8.53	9.18	0.41	0.16	0.05	18.33
Others	54.25	134.68	24.05	12.32	173.33	398.63
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	**62.78**	**143.86**	**24.46**	**12.48**	**173.38**	**416.96**

Note-26.3: Ageing of Trade Payables Outstanding as at 31 March, 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	2.09	9.53	0.54	0.16	0.22	12.54
Others	72.68	74.32	13.09	40.77	206.95	407.81
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	**74.77**	**83.85**	**13.63**	**40.93**	**207.17**	**420.35**

Note 27: CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Interest Accrued But Not Due On Borrowings	7.49	0.41
Security Deposit Received	39.77	62.49
Due to Directors	1.01	0.93
Due to Employees	5.17	4.87
Interest On Trade Payables	594.25	519.03
Other Liabilities	16.35	17.47
Unpaid Dividend *	0.02	0.05
Unpaid Matured Deposits *	0.35	0.37
Total	**664.41**	**605.62**

* There are no amounts due, which are required to be transferred to Investor Education and Protection Fund by the Company.

Note 28: OTHER CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Statutory Dues Payable	7.89	8.77
Deferred Income	0.50	0.51
Advance from customers and others:		
From Subsidiary Companies	935.02	618.10
From Related Parties	29.39	29.83
From Others	3,701.61	3,627.66
Total	**4,674.41**	**4,284.87**

Note 29: PROVISIONS - CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for Employees Benefits		
Leave Encashment	1.06	0.96
Gratuity	1.24	0.83
Total	**2.30**	**1.79**

Note 30: REVENUE FROM OPERATIONS

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Income From Real Estate Projects	413.88	323.89
Income From Trading Goods	2.36	4.62
Income From Construction Contracts	0.17	0.26
Other Operating Revenue	37.23	61.08
Total	**453.64**	**389.85**

Note 30.1: Timing of revenue recognition:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Revenue recognition at a point of time	422.92	294.31
Revenue recognition over period of time	30.72	95.54
Total revenue from contracts with customers	**453.64**	**389.85**

Note 30.2: Disaggregation of revenue is as below:

Rupees in Crore)

Nature of Revenue	Year Ended 31 March 2026			Year Ended 31 March 2025		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	413.88	5.28	419.16	323.89	5.77	329.66
Trading	2.36	-	2.36	4.62	-	4.62
Others	0.17	31.95	32.12	0.26	55.31	55.57
Total	**416.41**	**37.23**	**453.64**	**328.77**	**61.08**	**389.85**

Note 30.3

The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 2,547.11 Crore (Rs. 3,401.91 Crore 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 Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Advances at beginning of the year	4,275.59	3,712.90
Add: Advances received during the year (net)	844.07	952.54
Less: Revenue recognised during the year	453.64	389.85
Advances at the end of the year	4,666.02	4,275.59

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

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Contracted price	492.78	456.21
Reduction towards variable consideration components	39.14	66.36
Revenue recognized	453.64	389.85

Note 31: OTHER INCOME

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Interest Income		
On Bank Deposits	13.89	7.69
Others	4.64	6.60
Liability no longer required written back (net)	6.99	26.68
Profit on sale of Property, Plant and Equipment	1.80	9.69
Profit on sale of investment	30.19	-
Miscellaneous Income	3.44	8.74
Interest on financial assets/liabilities carried at amortised cost	0.08	0.72
Total	**61.03**	**60.12**

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

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Inventory at the Beginning of the year		
Building Materials and Consumables	17.06	15.48
Land	89.83	138.61
	106.89	**154.09**
Add: Incurred During the year		
Land, Development and Other Rights	60.53	18.23
Land transferred from Property, Plant and Equipment to Inventory (refer note 1.2)	427.82	-
Building Materials	111.93	85.49
Construction Cost	208.06	198.22
Employee Cost	38.84	37.97
Rates and taxes	1.48	27.64
Administration Cost	15.81	19.27
Depreciation on Property, Plant and Equipment	1.96	1.63
Power & Fuel and Other Electrical Cost	5.34	5.75
Repairs & Maintenance-Plant & Machinery	0.03	0.04
Finance Cost	122.79	113.02
	994.59	**507.26**
Less: Inventory at the End of the year		
Building Materials and Consumables	28.93	17.06
Land	536.97	89.83
	565.90	**106.89**
Total	**535.58**	**554.46**

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

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Inventory at the Beginning of the Year		
Completed Real Estate Projects	506.47	564.32
Construction Work In Progress	13.39	13.51
Projects In Progress	1,652.60	1,449.52
	2,172.46	**2,027.35**
Inventory at the End of the Year		
Completed Real Estate Projects	521.17	506.47
Construction Work In Progress	14.70	13.39
Projects In Progress	1,680.16	1,652.60
	2,216.03	**2,172.46**
Changes In Inventory	**(43.57)**	**(145.11)**

Note 34: EMPLOYEE BENEFITS EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Salaries, Wages, Allowances And Bonus	65.80	69.57
Contribution To Provident And Other Funds	1.21	1.20
Directors Remuneration	10.56	10.51
Staff Welfare Expenses	1.80	1.46
	79.37	**82.74**
Less: Allocated to Projects	38.84	37.97
Total	**40.53**	**44.77**

Note 35: FINANCE COSTS

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Interest On		
-Term Loans	33.75	12.51
-Others	206.11	187.52
-Debenture	3.60	-
Interest on Lease Liabilities	11.35	10.45
Other Borrowing Cost	0.66	0.70
Guarantee commission and bank charges	2.31	4.82
Finance Charge on compound financial instrument	23.26	20.41
	281.04	**236.41**
Less: Allocated to Projects	122.79	113.02
Total	**158.25**	**123.39**

Note 36: DEPRECIATION AND AMORTIZATION EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Depreciation on property, plant and equipment	4.06	4.78
Amortization on intangible assets	0.05	0.06
Depreciation on right of use	16.08	21.47
Total	**20.19**	**26.31**

Note 37: OTHER EXPENSES

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Administrative Expenses		
Short Term Lease	3.32	3.53
Rates and Taxes	3.65	4.94
Insurance	2.86	3.34
Repairs and Maintenance-Building	0.19	0.07
Repairs and Maintenance-Others	5.34	5.55
Royalty	1.08	0.50
Water and Electricity Charges	2.17	1.28
Vehicle Running and Maintenance	2.88	1.93

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Travelling and Conveyance	5.73	6.85
Legal and Professional Charges	19.87	17.11
Printing and Stationery	1.65	1.61
Postage, Telephone and Courier	1.16	1.31
Donation	0.07	0.29
Auditors' Remuneration (refer note 49)	0.42	0.44
Directors Sitting Fees	0.22	0.18
Corporate Social Responsibility Expenses	0.25	-
Bad Debts and Advances Written Off	0.81	7.81
Allowance for expected credit losses (Net)	(0.03)	(8.55)
Miscellaneous Expenses	6.66	4.31
	58.30	**52.50**
Less: Allocated to Projects	15.81	19.27
	42.49	**33.23**
Selling Expenses		
Business Promotion	8.13	6.68
Commission	5.81	6.11
Advertisement and Publicity	6.86	5.44
	20.80	**18.23**
Total	**63.29**	**51.46**

Note 38: TAX EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Current tax	-	-
Deferred tax charge / (credit)	(63.99)	11.72
Total	**(63.99)**	**11.72**

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:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Accounting profit/ (loss) before tax	(259.60)	(205.31)
Applicable tax rate	25.168%	25.168%
Computed tax expense	(65.34)	(51.67)
Tax expense comprises of:		
Tax Impact of disallowable expenses	5.55	2.04
Tax adjustment on account of adjustment of brought forward losses	59.79	49.63
Current Tax (A)	**-**	**-**
Deferred Tax Provisions		
Decrease in deferred tax liability on account of Property, Plant and Equipment	(52.70)	(32.50)
Decrease/(Increase) in deferred tax assets on account of provisions, fair valuation of development income and others	(11.29)	44.22
Total Deferred Tax Provisions (B)	**(63.99)**	**11.72**
Tax expenses recognised in Statement of Profit & Loss (A+B)	**(63.99)**	**11.72**
Effective tax rate	**-**	**-**

Note 39: EARNINGS PER SHARE

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Profit/(Loss) attributable to equity shareholders (Rupees in Crore)	(195.61)	(217.03)
Weighted average number of equity shares	182,900,540	182,900,540
Nominal value per share	10.00	10.00
Earnings per equity share (in Rupees)		
Basic	(10.69)	(11.87)
Diluted	(10.69)	(11.87)

Note 40: CONTINGENT LIABILITIES AND COMMITMENTS

(Rupees in Crore)

	Particulars	As at 31 March 2026	As at 31 March 2025
I	Claims against the Company not acknowledged as debts (to the extent quantifiable)	39.06	26.21
II	Bank guarantees		
	In respect of the Company	95.61	90.85
	In respect of subsidiaries	29.14	36.05
III	Bank guarantee issued by Subsidiary Company	6.14	6.14
IV	Corporate guarantees Amount outstanding in respect of corporate guarantee given along with related parties on account of loan availed by subsidiary companies	920.43	556.86
V	Disputed tax amounts		
	Sales tax	21.82	38.71
	Service tax	183.06	190.15
	GST	21.56	11.14
	Income tax (Net of Provision)	754.24	763.03
VI	Writ Petition filed by Income tax department against order of Settlement Commission before Hon'ble Supreme Court	Amount unascertainable	Amount unascertainable
VII	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
VIII	Certain civil cases preferred against the Company in respect of labour laws, specific performance of certain land agreements, etc. and disputed by the Company	Not Quantifiable	Not Quantifiable

Note 41: Some of the balances of trade receivables, trade payables, advances given to others are subject to reconciliation and confirmation from respective parties. The balances of said trade receivables, trade payables and advances given to others are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as stated above.

Note 42: The Income Tax Department has filed writ petition before Hon'ble Supreme Court against the order of Income tax settlement commission in earlier years for assessment year 2000-01 to 2006-07, which is pending for hearing. Pending final outcome of such petition filed, no provision of any potential liability has been made in the books of accounts, the amount of which cannot presently be ascertained.

During the earlier year, the Company has filed a petition before the Hon'ble Supreme Court against a demand of Rs. 0.76

Crores raised for A.Y. 2015-16. During the earlier years, the company has filed petition before the Hon'ble High Court against demand of Rs. 23.06 Crores for A.Y. 2007-08 and equal amount has been deposited by the company against this demand under dispute. Further the Income Tax Department has also filed necessary appeals/writ petitions/ SLP with appropriate authority against the relief given by various appellate authorities of Rs. 116.47 Crores to the Company.

A further demand of Rs. 7.29 Crores has been raised against the company for A.Y. 2012-13 to A.Y. 16-17 on various accounts and the company has filed appeals before the CIT(A) against these demands.

Further to this appeal to be filed before the ITAT against the demand of Rs. 12.12 Crores for the A.Y. 2017-18. Income Tax Department has also filed appeal with ITAT against the relief given of Rs. 0.93 Crores to the Company for A.Y. 16-17. Amount of Rs 1.31 Cr has already been deposited against this demand.

Based on the decision of various appellate authorities and the interpretations of relevant provisions of Income Tax Act, 1961, the Company has been advised by the experts that the demand so raised is likely to be deleted.

Note 43: 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 have filed Appeals before Appellate Authority (CIT-A) within the timelines as allowed under the Act.

The Company also filed writ petition before Hon'ble High Court challenging re-opening / opening of cases u/s 147/143(3) on the ground that same should have been done in faceless mechanism. The Hon'ble High Court disposed such petitions and has issued clear direction(s) to appellate authority {(CIT)(A)} to decide the pending appeals based on its previous judgements, where all such cases were dismissed in favour of assessee and all such notices under section 148 of Income Tax Act, 1961 were quashed.

Accordingly, in the opinion of the management, such order against the Company will also be dismissed in due course of time and therefore, no provision of any potential liability has been made in the Financial Statements, however demand raised have been disclosed as contingent liability in Note No. 40 of standalone financial statements.

Note 44: The Company had received an Award dated 31.05.2024 with respect to its Township Project situated in Patiala, Punjab namely "Omaxe City, Patiala", whereby the Majority Bench of the Arbitral Tribunal directed the Company to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park and declared that PUDA was entitled to forfeit 20% of the revenue share. i.e. 53 Crore (kept in Escrow Account) alongwith interest accrued thereon w.e.f. 08.08.2018 among other directions. The Management of the Company offered to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park back to PUDA as its development was not viable at its current location. Accordingly, provision for impairment of inventory of 60 acres land amounting to Rs. 28.55 crore has been made in the financial statements during the previous year ended March 31, 2025. However, regarding forfeiture of 20% of revenue share amounting to Rs. 53 crore and interest thereon, the Company has filed an appeal against the Award. Based on the opinion of an independent expert on this matter, the management of the company is of the opinion that the forfeiture of revenue share will not be sustained in the court. Accordingly, pending decision by the appellate authorities, no provision of any potential liability towards forfeiture of revenue share has been made in the financial statements. Further, PUDA vide its letter bearing Memo No. PDA/ CA/ 2025/ 35556 dated 04.11. 2025 has granted extension of three years from the date of RERA registration for development of balance land and completion of the Project and the Company is in process of applying RERA registration of development of the balance land in the Project.

Note 45: The Company had received an Order dated July 30, 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide Order dated October 01, 2024 had granted stay on directions at para 41 (i) of SEBI order dated

July 30, 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said Order has no impact on the financial results of the Company .

Note 46: LEASES

(a) Company as a leasee

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 Crore)

Particulars	Additions for the year ended 31 March 2026 (Net of deletion)	Net Carrying amount As at 31 March 2026	Addition for the year ended 31 March 2025 (Net of deletion)	Net Carrying amount As at 31 March 2025
Building	7.71	22.13	14.98	30.50

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

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Depreciation of the right of use asset	16.08	21.47
Interest on lease liability	11.34	10.44
Total	**27.42**	**31.91**

The following is breakup of Current and Non-Current Lease Liability as at 31 March, 2026

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Current lease liability	13.62	12.80
Non-Current lease liability	13.88	23.07
Total	**27.50**	**35.87**

The following is movement in Lease Liability during the year ended 31 March, 2026

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Balance at the beginning of the year	**35.87**	**62.91**
Addition during the year	8.25	16.56
Finance cost accrued during the year	11.35	10.45
Deletion	(0.54)	(1.58)
Payment of lease liability including interest	(27.43)	(52.47)
Balance at the end of the year	**27.50**	**35.87**

The table below provides details regarding the Contractual Maturities of Lease Liability as at 31st March, 2026 on an undiscounted basis:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Less than one year	5.32	15.53
One to five year	29.89	26.26
More than five year	2.47	2.20

(b) Company as a lessor

Lease arrangements where the Company is lessor, lease rentals are recognized on straight line basis over the non-cancellable period.

Note 47: CORPORATE SOCIAL RESPONSIBILITY (CSR)

Average net profit of the Company for the purpose of determining spending on CSR activities computed in accordance with provision of Section 135 excluding item given under rule 2 (1) (h) of Companies (CSR) Policy Rules 2014 read with Section 198 of Companies Act, 2013 is Rs. Nil. Therefore, the gross amount required to be spent by the Company on CSR during the year Rs. Nil (PY Nil).

Note 47.1

In accordance with Circular No. 14/2021 date 25th August, 2021 in respect of Section 135 of Companies Act, 2013 the excess amount of CSR expenditure incurred by the Company during the Financial year are to be set off against the required 2% CSR expenditure up to immediately succeeding three financial years subject to compliance of conditions as stipulated under rule 7(3) of Companies (CSR Policy) Rule, 2014.

Details of excess CSR expenditure under Section 135(5) of the Act

(Rupees in Crore)

Balance excess spent as at 1 April 2025	Amount required to be spent during the year	Amount spent during the year	Amount lapsed during the year	Balance excess spent as at 31 March 2026	Available for set off till Financial Year 2026-27	Available for set off till Financial Year 2027-28	Available for set off till Financial Year 2028-29
0.00	-	0.25	0.00	0.25	0.25	0.25	0.25

(Rupees in Crore)

Balance excess spent as at 1 April 2024	Amount required to be spent during the year	Amount spent during the year	Amount lapsed during the year	Balance excess spent as at 31 March 2025	Available for set off till Financial Year 2025-26	Available for set off till Financial Year 2026-27	Available for set off till Financial Year 2027-28
0.41	-	-	0.41	0.00	0.00	0.00	-

Note 48: EMPLOYEE BENEFIT OBLIGATIONS

1) Post-Employment Obligations – Gratuity

The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. 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 Company 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 Financial Statement and the movements in the net defined benefit obligation over the year are as follows:

(Rupees in Crore)

a. Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2026	As at 31 March 2025
Present value of obligation as at the end of the year	9.25	8.78
Fair value of plan assets as at the end of the year	0.17	0.22
Net liability (asset) recognized in balance sheet	**9.08**	**8.56**

(Rupees in Crore)

b. Bifurcation of PBO at the end of year in current and non-current	As at 31 March 2026	As at 31 March 2025
Current liability	1.24	0.83
Non-current liability	7.84	7.73
Total	**9.08**	**8.56**

(Rupees in Crore)

c. Expected contribution for the next annual reporting period	As at 31 March 2026	As at 31 March 2025
Service Cost	1.16	1.22
Net Interest Cost	0.70	0.59
Total	**1.86**	**1.81**

(Rupees in Crore)

d. Changes in defined benefit obligation	Year ended 31 March 2026	Year ended 31 March 2025
Present value obligation as at the beginning of the year	8.78	7.65
Interest cost	0.61	0.55
Service cost	1.00	1.03
Benefits paid	(1.15)	(1.17)
Actuarial loss/(gain) on obligations	0.01	0.72
Present value obligation as at the end of the year	**9.25**	**8.78**

(Rupees in Crore)

e. Change in fair value of plan assets	Year ended 31 March 2026	Year ended 31 March 2025
Fair value of plan assets as at the beginning of the year	0.22	0.22
Actual Return on plan assets	0.02	0.01
Employer Contribution	1.08	1.17
FMC	-	(0.01)
Benefits paid	(1.15)	(1.17)
Fair value of plan assets as at the end of the year	**0.17**	**0.22**

(Rupees in Crore)

f. Actuarial Gain/(Loss) on Plan Assets	Year ended 31 March 2026	Year ended 31 March 2025
Expected Interest income	(0.02)	(0.02)
Actuarial Income on Plan Asset	0.02	0.01
Actuarial gain /(loss) for the year on Asset	**0.00**	**(0.01)**

(Rupees in Crore)

g. Amount recognized in the statement of profit and loss	Year ended 31 March 2026	Year ended 31 March 2025
Current service cost	1.00	1.03
Net Interest cost	0.59	0.54
Amount recognised in the statement of profit and loss	**1.59**	**1.57**

(Rupees in Crore)

h. Other Comprehensive Income	Year ended 31 March 2026	Year ended 31 March 2025
Net cumulative unrecognized actuarial gain/(loss) opening	(3.99)	(3.27)
Actuarial gain/(loss) for the year on PBO	(0.01)	(0.72)
Actuarial gain/(loss) for the year on Asset	(0.00	(0.00)
Unrecognised actuarial gain/(loss) at the end of the year	**(4.00)**	**(3.99)**

i. Economic assumptions	As at 31 March 2026	As at 31 March 2025
Discount rate	7.70%	6.93%
Future salary increase	6.00%	6.00%

j. Demographic Assumption	As at 31 March 2026	As at 31 March 2025
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	IALM (2012-14)	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

(Rupees in Crore)

k. Sensitivity analysis for gratuity liability	As at 31 March 2026	As at 31 March 2025
Impact of the change in discount rate		
Present value of obligation at the end of the year	9.25	8.78
a) Impact due to increase of 0.50 %	(0.40)	(0.42)
b) Impact due to decrease of 0.50 %	0.43	0.45

(Rupees in Crore)

l. Impact of the change in salary increase	As at 31 March 2026	As at 31 March 2025
Present value of obligation at the end of the year	9.25	8.78
a) Impact due to increase of 0.50%	0.33	0.35
b) Impact due to decrease of 0.50 %	(0.32)	(0.33)

(Rupees in Crore)

m. Maturity Profile of Defined Benefit Obligation	As at 31 March 2026	As at 31 March 2025
Year		
0 to 1 year	1.40	1.05
1 to 2 year	0.15	0.37
2 to 3 year	0.36	0.21
3 to 4 year	0.54	0.30
4 to 5 year	0.50	0.47
5 to 6 year	0.22	0.48
6 Year onward	6.08	5.90

n. The major categories of plan assets are as follows: (As Percentage of Total Plan Assets)	As at 31 March 2026	As at 31 March 2025
Funds Managed by Insurer	100%	100%

o. Description of Risk Exposures:

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such company is exposed to various risks as follow-

A. Salary Increases- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.

B. Investment Risk – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.

C. Discount Rate: Reduction in discount rate in subsequent valuations can increase the plan's liability.

D. Mortality & disability – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.

E. Withdrawals – Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

2) Leave Encashment

Provision for leave encashment in respect of un-availed leaves standing to the credit of employees is made on actuarial basis. The Company does not maintain any fund to pay for leave encashment. The total leave encashment liability of Rs. 2.85 Crore (PY Rs. 2.95 Crore) is classified as non-current and Rs. 1.06 Crore (PY 0.96 Crore) as current and does not require disclosure as mentioned in para 158 of IND AS 19.

3) Defined Contribution Plans

The Company 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, 2026 amount to Rs. 1.18 Crore (PY Rs. 1.18 Crore).

Note 49: AUDITOR'S REMUNERATION

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
As Auditor		
Audit fees	0.20	0.20
Limited review fees	0.12	0.12
In other capacity		
Tax audit fees	0.05	0.05
Certification charges	0.05	0.04
Out of pocket expenses	0.00	0.03
Total	**0.42**	**0.44**

Note 50: SEGMENT INFORMATION

The Company's business activities which are primarily real estate development and related activities falls within a single reportable segment as the management of the Company views the entire business activities as real estate development. Accordingly, there are no additional disclosure to be furnished in accordance with the requirement of IND AS 108 – Operating Segments with respect to single reportable segment. Further, the operations of the Company is domiciled in India and therefore there are no reportable geographical segment.

Information about geographical segment:

(Rupees in Crore)

Revenue from operations	Year Ended 31 March 2026	Year Ended 31 March 2025
Within India	453.64	389.85
Outside India	-	-
Total	**453.64**	**389.85**

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

No single customer represents 10% or more of Company's total revenue for the year and previous year.

Note 51: FAIR VALUE MEASUREMENTS

(i) Financial Assets/Liabilities by category

(Rupees in Crore)

Particulars	Note	As at 31 March 2026	As at 31 March 2025
Financial Assets			
Non-Current			
At FVTOCI			
Investments in equity share instrument	4B	14.08	14.41
At Amortised Cost			
Other Financial Assets	5	60.79	71.35
Current			
Trade Receivables	10	170.50	204.62
Cash & Cash Equivalents	11	128.54	25.20
Other bank balance	12	302.58	236.03
Loans	13	1,164.01	837.76
Other Financial Assets	14	924.81	981.65

Particulars	Note	As at 31 March 2026	As at 31 March 2025
Assets classified as held for sale	15A	-	10.30
Total Financial Assets		**2,765.31**	**2,381.32**
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Borrowings	18	394.55	145.91
Lease liabilities	19	13.88	23.07
Trade Payable	20	77.86	9.27
Other Financial Liabilities	21	12.84	18.67
Current Liabilities			
Borrowings	24	84.02	96.97
Lease liabilities	25	13.62	12.80
Trade Payables	26	416.96	420.35
Other Financial Liabilities	27	664.41	605.62
Total Financial Liabilities		**1,678.14**	**1,332.66**

Investment in subsidiaries, associates and partnership firms are measured at cost as per IND AS 27, 'Separate financial statements'.

(ii) Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the Indian Accounting Standard. An explanation of each level follows underneath the table.

(Rupees in Crore)

As at 31 March 2026	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	14.08	-	**14.08**

(Rupees in Crore)

As at 31 March 2025	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	14.41	-	**14.41**

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

(Rupees in Crore)

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Other Financial Assets	60.79	60.79	71.35	71.35
Current				
Trade Receivables	170.50	170.50	204.62	204.62
Cash & Cash Equivalents	128.54	128.54	25.20	25.20
Other bank balances	302.58	302.58	236.03	236.03

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Loans	1,164.01	1,164.01	837.76	837.76
Other Financial Assets	924.81	924.81	981.65	981.65
Assets classified as held for sale	-	-	10.30	19.66
Total Financial Assets	**2,751.23**	**2,751.23**	**2,366.91**	**2,376.27**
Financial Liabilities				
Non-current liabilities				
Borrowings	394.55	394.55	145.91	145.91
Lease liabilities	13.88	13.88	23.07	23.07
Trade Payable	77.86	77.86	9.27	9.27
Other Financial Liabilities	12.84	12.84	18.67	18.67
Current Liabilities				
Borrowings	84.02	84.02	96.97	96.97
Lease liabilities	13.62	13.62	12.80	12.80
Trade Payables	416.96	416.96	420.35	420.35
Other Financial Liabilities	664.41	664.41	605.62	605.62
Total Financial Liabilities	**1,678.14**	**1,678.14**	**1,332.66**	**1,332.66**

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

Note 52: RISK MANAGEMENT

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

Credit risk

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

Credit risk management

Credit risk rating

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

A: Low credit risk on financial reporting date
B: Moderate credit risk
C: High credit risk

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

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

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

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

(Rupees in Crore)

Credit rating	Particulars	As at 31 March 2026	As at 31 March 2025
A: Low credit risk	Cash and cash equivalents, other bank balances, investment and assets held for sale	821.83	665.05
B: Moderate credit risk	Trade receivables and other financial assets	2,320.11	2,095.38

Concentration of trade receivables

Trade receivables consist of a large number of customers spread across various states in India with no significant concentration of credit risk.

Credit risk exposure

Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets –

As at 31 March 2026

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	173.37	2.87	170.50
Security deposits	93.91	1.89	92.02
Loans and Advances	2086.87	29.28	2057.59
Other Receivables	7.80	7.80	-
Total	**2,361.95**	**41.84**	**2,320.11**

As at 31 March 2025

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	207.25	2.63	204.62
Security deposits	49.10	1.89	47.21
Loans and Advances	1,873.00	29.45	1843.55
Other Receivables	7.80	7.80	-
Total	**2,137.15**	**41.77**	**2,095.38**

The Company considers provision for lifetime expected credit loss for trade receivables, loans and advances given. Given the nature of business operations, the Company's receivables from real estate business has little history of losses as transfer of legal title of properties sold is generally passed on to the customer, once the Company receives the entire consideration. Advances are given for purchase of land and for other goods and services. Therefore trade receivables and advances given have been considered as moderate credit risk financial assets.

Reconciliation of loss provision – lifetime expected credit losses

(Rupees in Crore)

Reconciliation of loss allowance	Trade Receivables	Security deposits	Loans and Advances	Other Receivable
Loss allowance as on 1 April 2024	**2.39**	**1.80**	**28.68**	**7.80**
Impairment loss recognised/ (reversed) during the year	0.24	0.09	0.77	-
Loss allowance as on 31 March 2025	**2.63**	**1.89**	**29.45**	**7.80**
Loss allowance as on 1 April 2025	**2.63**	**1.89**	**29.45**	**7.80**
Impairment loss recognised/ (reversed) during the year	0.24	-	(0.00)	-
Amount written off	-	-	0.17	-
Loss allowance as on 31 March 2026	**2.87**	**1.89**	**29.28**	**7.80**

Liquidity risk

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

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

Maturities of financial liabilities

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

(Rupees in Crore)

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 2026							
Long Term Borrowings	19.60	11.90	10.54	213.30	550.00	**805.34**	**414.08**
Short Term Borrowings	64.49	-	-	-	-	**64.49**	**64.49**
Trade Payables	416.96	1.12	75.02	1.71	-	**494.81**	**494.82**
Other Financial Liabilities	686.40	10.64	3.25	8.13	13.48	**721.90**	**704.75**
Total	**1,187.45**	**23.66**	**88.81**	**223.14**	**563.48**	**2,086.54**	**1,678.14**
As at 31 March 2025							
Long Term Borrowings	32.52	6.97	1.00	2.35	550.00	**592.84**	**178.39**
Short Term Borrowings	64.49	-	-	-	-	**64.49**	**64.49**
Trade Payables	420.35	9.27	-	-	-	**429.62**	**429.62**
Other Financial Liabilities	621.39	15.01	9.48	5.24	21.64	**672.76**	**660.16**
Total	**1,138.75**	**31.25**	**10.48**	**7.59**	**571.64**	**1,759.71**	**1,332.66**

Market risk

Interest Rate risk

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

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

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Variable rate	-	14.83
Fixed rate	319.83	92.51
Total	**319.83**	**107.34**

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2026: +/- 1%; 31 March 2025: +/- 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 Crore)

Particulars	Profit/(loss) for the year +1%	Profit/(loss) for the year -1%
31 March 2026	0.06	(0.06)
31 March 2025	0.11	(0.11)

Note 53: CAPITAL MANAGEMENT POLICIES

(a) Capital Management

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

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

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

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Long term borrowings	414.08	178.39
Short term borrowings	64.49	64.49
Less: Cash and cash equivalents	(128.54)	(25.20)
Net debt	**350.03**	**217.68**
Total equity	461.17	657.42
Net debt to equity ratio	**0.76**	**0.33**

(b) Dividends

(Rupees in Crore)

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(i) Equity and Preference shares		
Final dividend on equity shares paid during the year	-	-
Final dividend on preference shares paid during the year	-	-

The Board of Directors of the Company in the meeting held on 15th May, 2026 have not proposed any final dividend for the financial year ended 31 March, 2026.

Note 54: Related parties disclosure

A. Related parties are classified as:

S. No.	Name of Company
I Holding Company	
1	Guild Builders Private Limited
II Fellow Subsidiary companies	
1	Dream Home Developers Private Limited
2	Hansa Properties Private Limited
III Wholly owned Subsidiary companies	
1	Aashna Realcon Private Limited
2	Anjaniputra Builders Private Limited
3	Aradhya Real Estate Private Limited
4	Arman Builders Private Limited
5	Atulah Contractors and Constructions Private Limited
6	Ayush Landcon Private Limited
7	Blackbull Retails Private Limited
8	Chapal Buildhome Private Limited
9	Colors Real Estate Private Limited (upto 28.10.2025)
10	Dhanu Real Estate Private Limited
11	Golden Glades Builders Private Limited
12	Green Planet Colonisers Private Limited
13	Hamara Ghar Constructions and Developers Private Limited
14	Jagdamba Contractors and Builders Limited
15	JKB Constructions Private Limited
16	JRS Projects Private Limited
17	Kamini Builders and Promoters Private Limited
18	Kashish Buildtech Private Limited
19	Landlord Developers Private Limited (upto 05.08.2025)
20	Link Infrastructure and Developers Private Limited
21	Ludhiana Wholesale Market Private Limited
22	Mehboob Builders Private Limited
23	Mehtab Infratech Private Limited
24	Monarch Villas Private Limited
25	MR Real Estate Private Limited
26	National Affordable Housing Limited
27	Navratan Techbuild Private Limited
28	Nexten (I) Growth Private Limited
29	Nexten Infra Growth Private Limited
30	Nexten Infra Private Limited

S. No.	Name of Company
31	Nexten Real Growth Private Limited
32	Nexten Super Growth Private Limited
33	Nexten Cityspace Realty Private Limited (w.e.f. 01.01.2025)
34	Nexten Township Private Limited (w.e.f. 01.01.2025)
35	Next10 Land Developers Private Limited (w.e.f 12.11.2025)
36	Next10 Realbuild Private Limited (w.e.f. 12.11.2025)
37	Oasis Township Private Limited
38	Omaxe Buildhome Limited
39	Omaxe Buildwell Limited
40	Omaxe Entertainment Limited
41	Omaxe Forest Spa and Hills Developers Limited
42	Omaxe Garv Buildtech Private Limited
43	Omaxe Heritage Private Limited
44	Omaxe Hitech Infrastructure Company Private Limited
45	Omaxe Housing and Developers Limited
46	Omaxe Indore Developers Limited
47	Omaxe Infrastructure Limited
48	Omaxe International Bazaar Private Limited
49	Omaxe New Amritsar Developers Private Limited
50	Omaxe New Chandigarh Developers Private Limited
51	Omaxe New Faridabad Developers Private Limited
52	Omaxe Next Private Limited
53	Omaxe Pancham Realcon Private Limited
54	Omaxe Power Private Limited
55	Omaxe Rajasthan SEZ Developers Limited
56	Omaxe Capital Redevelopment Private Limited (Formerly known as Omaxe Capital Development Private Limited) (w.e.f. 28.03.2025)
57	Omtech Infrastructure and Construction Limited
58	Pam Developers (India) Private Limited
59	Panchi Developers Private Limited
60	Parshwa Veer Builders and Developers Private Limited (w.e.f. 30.09.2024)
61	Primordial Buildcon Private Limited
62	Rohtas Holdings (Gulf) Limited
63	Sarthak Landcon Private Limited
64	Sarva Buildtech Private Limited
65	Secure Properties Private Limited (w.e.f. 30.09.2024)
66	Shamba Developers Private Limited
67	Shikhar Landcon Private Limited
68	Silver Peak Township Private Limited
69	Worldstreet Sports Center Limited
70	Zodiac Housing and Infrastructure Private Limited
71	FBD Real Grow Private Limited
72	PP Devcon Private Limited
73	Sri Balaji Green Heights Private Limited
74	Omaxe World Street Private Limited
75	Be Together Developers Private Limited (w.e.f. 30.09.2024)
76	Khushiyon Ka Ghar Private Limited (w.e.f. 30.09.2024)
77	Radhika Buildwell Private Limited (w.e.f. 30.09.2024)
78	Omaxe Be Together Project Developers Private Limited (w.e.f. 30.09.2024)
79	Be Together Infra Projects Private Limited (w.e.f. 30.09.2024)

S. No.	Name of Company
80	Omaxe Be Together Lucknow Busport Private Limited (w.e.f. 30.09.2024)
81	Omaxe Be Together Ghaziabad Busport Private Limited (w.e.f. 30.09.2024)
82	Omaxe Be Together Prayagraj Busport Private Limited (w.e.f. 30.09.2024)
83	Omaxe Be Together Kaushambi Busport Private Limited (w.e.f. 30.09.2024)
84	Omaxe Be Together Ayodhya Dham Busport Private Limited (w.e.f. 30.09.2024)
85	Omaxe Be Together Amausi Busport Private Limited (w.e.f. 30.09.2024)
IV Other Subsidiary Companies	
1	Dreamze New Faridabad Developers LLP
2	Giant Dragon Mart Private Limited
3	Hartal Builders and Developers Private Limited
4	Rivaj Infratech Private Limited
5	Shine Grow New Faridabad LLP
6	KSONS Buildwell LLP (w.e.f. 30.09.2024)
V Step Subsidiary Companies	
1	Aadhira Developers Private Limited
2	Aarzoo Technobuild Private Limited
3	Abhas Realcon Private Limited
4	Abheek Builders Private Limited
5	Adesh Realcon Private Limited
6	Anveshan Builders Private Limited
7	Ashok Infrabuild Private Limited
8	Ashray Infrabuild Private Limited
9	Aviral Colonizers Private Limited
10	Bhanu Infrabuild Private Limited
11	Caspian Realtors Private Limited
12	Colors Real Estate Private Limited (w.e.f. 29.10.2025)
13	Daman Builders Private Limited
14	Damodar Infratech Private Limited
15	Davesh Technobuild Private Limited
16	Dinkar Realcon Private Limited
17	Ekapad Developers Private Limited
18	Estatelance Developers Private Limited
19	Estatelance Real Estate Private Limited
20	Glacier Agro Foods Products Private Limited
21	Hemang Buildcon Private Limited
22	Hiresh Builders Private Limited
23	Manit Developers Private Limited
24	Navadip Developers Private Limited
25	NRI City Developers Private Limited
26	Oasis Suncity Realtors Private Limited
27	Omaxe India Trade Centre Private Limited
28	Radiance Housing and Properties Private Limited
29	Reliable Manpower Solutions Limited
30	RPS Suncity Promoters and Developers Private Limited
31	Rupesh Infratech Private Limited
32	S N Realtors Private Limited
33	Salvatore Infra Buildtech Limited
34	Sanvim Developers Private Limited
35	Satkar Colonisers Private Limited
36	Satvik Hitech Builders Private Limited

S. No.	Name of Company
37	Shubh Bhumi Developers Private Limited
38	Tejpal Infra Developers Private Limited
39	Utkrisht Real Estate and Associates Private Limited
40	Ekansh Buildtech Private Limited
41	Kavya Buildtech Private Limited
42	Omaxe Housing and Infrastructure Limited
43	Omaxe Infotech City Developers Limited
VI Associates Company	
1	Aquarise Developers Private Limited (w.e.f. 30.11.2025)
2	Parkash Omaxe Amusement Park Private Limited
3	Be Together Music Private Limited (w.e.f. 30.09.2024)
4	Omaxe Be Together Project Developers Private Limited (up to 29.09.2024)
5	Be Together Infra Projects Private Limited (up to 29.09.2024)
6	Omaxe Be Together Lucknow Busport Private Limited (up to 29.09.2024)
7	Omaxe Be Together Ghaziabad Busport Private Limited (up to 29.09.2024)
8	Omaxe Be Together Prayagraj Busport Private Limited (up to 29.09.2024)
9	Omaxe Be Together Kaushambi Busport Private Limited (up to 29.09.2024)
10	Omaxe Be Together Ayodhya Dham Busport Private Limited (up to 29.09.2024)
11	Omaxe Be Together Amausi Busport Private Limited (up to 29.09.2024)
12	Secure Properties Private Limited (upto 29.09.2024)
13	Omaxe Capital Redevelopment Private Limited (upto 27.03.2025)
VII Entities over which key managerial personnel or their relatives exercises significant control	
1	Aanchal Infrabuild Private Limited
2	Abhay Techno Build Private Limited
3	Abhiman Buildtech Private Limited
4	Absolute Infrastructure Private Limited
5	Adil Developers Private Limited
6	Advaita Properties Private Limited
7	Advay Properties Private Limited
8	Agasthya Properties Private Limited
9	Alpesh Builders Private Limited
10	Amber Infrabuild Private Limited
11	Amit Jain Builders Private Limited
12	Amod Builders Private Limited
13	Ananddeep Realtors Private Limited
14	Anant Realcon Private Limited
15	Aneesh Buildtech Private Limited
16	Apoorva Infrabuild Private Limited
17	Arhant Infrabuild Private Limited
18	Aric Infrabuild Private Limited
19	Arjit Builders Private Limited
20	Art Balcony Private Limited
21	Avindra Estate Developers Private Limited
22	Avval Builders Private Limited
23	Balesh Technobuild Private Limited
24	Bali Buildtech Private Limited
25	Bandhu Buildtech Private Limited
26	Beautiful Landbase Private Limited
27	Bhargav Builders Private Limited
28	Bhavesh Buildcon Private Limited

S. No.	Name of Company
29	Chaitanya Realcon Private Limited
30	Chetan Infrabuild Private Limited
31	Chirag Buildhome Private Limited
32	Cress Propbuild Private Limited
33	Daksh Township Private Limited
34	Deejit Developers Private Limited
35	Deepaalay Realtors Private Limited
36	Deepal Township Private Limited
37	Deepsing Realtors Private Limited
38	Desire Housing and Construction Private Limited
39	Devgar Estate Developers Private Limited
40	Distinctive Infrastructure and Construction Private Limited
41	Dream Technobuild Private Limited
42	Dream Towers Private Limited
43	DVM Realtors Private Limited
44	Excellent Apartments Private Limited
45	Fast Track Buildcon Private Limited
46	Garg and Goel Estate Developers Private Limited
47	Garg Realtors Private Limited
48	Garvish Realtors Private Limited
49	Gaurang Buildcon Private Limited
50	Geet Buildhome Private Limited
51	Girish Buildwell Private Limited
52	Goel Isha Colonisers Private Limited
53	Green Earth Promoters Private Limited
54	Gurmeet Builders Private Limited
55	Hina Technobuild Private Limited
56	Indrasan Developers Private Limited
57	Istuti Realcon Private Limited
58	Jagat Buildtech Private Limited
59	Jaidev Colonisers Private Limited
60	Jishnu Buildcon Private Limited
61	Jitenjay Realtors Private Limited
62	Jivish Colonisers Private Limited
63	J.S.M. Enterprises Private Limited
64	Kanak Buildhome Private Limited
65	Kartik Buildhome Private Limited
66	KBM Constructions Private Limited
67	Kishordeep Realtors Private Limited
68	Krishan Kripa Buildcon Private Limited
69	Laldeep Realtors Private Limited
70	Lavanya Builders Private Limited
71	Lifestyle Township Private Limited
72	Lohith Developers Private Limited
73	Luxury Township Private Limited
74	Mangal Bhumi Properties Private Limited
75	Mangla Villas Private Limited
76	Mankish Colonisers Private Limited
77	Manwal Colonisers Private Limited
78	Meghmala Builders Private Limited

S. No.	Name of Company
79	Mihir Buildwell Private Limited
80	Milestone Township Private Limited
81	Motto Developers Private Limited
82	Nakul Technobuild Private Limited
83	Naptune Technobuild Projects Private Limited
84	Natraj Colonisers Private Limited
85	Naveenraj Realtors Private Limited
86	Neegar Developers Private Limited
87	New Horizons Township Developers Private Limited
88	Omaxe Affordable Homes Private Limited
89	Omaxe Hotels Limited
90	Omaxe Realtors Limited
91	P N Buildcon Private Limited
92	Parjit Realtors Private Limited
93	Prabal Developers Private Limited
94	Praveen Buildcon Private Limited
95	Praveen Mehta Builders Private Limited
96	PSJ Developers Private Limited
97	Puru Builders Private Limited
98	Ramniya Estate Developers Private Limited
99	Raveendeep Colonisers Private Limited
100	Rocky Valley Resorts Private Limited
101	Sandeep Landcon Private Limited
102	Sandeep Township Private Limited
103	Sangupt Developers Private Limited
104	Sanjit Realtors Private Limited
105	Sankalp Realtors Private Limited
106	Sanya Realtors Private Limited
107	Savim Realtors Private Limited
108	Sentinent Properties Private Limited
109	Shalin Buildwell Private Limited
110	Shantiniwas Developers Private Limited
111	Shardul Builders Private Limited
112	Shashank Buildhome Private Limited
113	Shivshakti Realbuild Private Limited
114	Shreyas Buildhome Private Limited
115	Singdeep Estate Developers Private Limited
116	Smart Buildhome Private Limited
117	Snehal Buildcon Private Limited
118	SNJ Builders Private Limited
119	Source Developers Private Limited
120	Spike Developers Private Limited
121	Starex Projects Private Limited
122	Starshine Realtors Private Limited
123	Stepping Stone Buildhome Private Limited
124	Stronghold Properties Private Limited
125	Subodh Buildwell Private Limited
126	Sumedha Builders Private Limited
127	Sunrise Township Private Limited
128	Sunview Township Private Limited

S. No.	Name of Company
129	Swapan Sunder Township Developers Private Limited
130	Swapnil Buildhome Private Limited
131	Swarg Sukh Buildhome Private Limited
132	Taru Buildcon Private Limited
133	True Dreams Developers Private Limited
134	True Estate Build Developers Private Limited
135	True Gem Tech Developers Private Limited
136	Tushar Landcon Private Limited
137	Udal Properties Private Limited
138	Umang Buildcon Private Limited
139	Vaibhav Technobuild Private Limited
140	Vaman Buildhome Private Limited
141	Veenish Realtors Private Limited
142	VGSG Realtors Private Limited
143	Vimsan Realtors Private Limited
144	Vineera Colonisers Private Limited
VIII Entities over which key managerial personnel or their relatives exercises significant influence	
1	Affordable India Housing Finance Limited
2	Girvardhari Infra Trade Private Limited
3	Be Together Foods Private Limited (Formerly known as Asian Fast Food Services Private Limited)
4	Axeom Advertising Solutions Limited
5	B D Agarwal Securities Private Limited
6	Bharatbhoomi Township Limited
7	Big Bulls Retails Private Limited
8	Blossom Buildhome Private Limited
9	Buildwell Builders Private Limited
10	Dwarkadish Land and Farms Private Limited
11	Examo Estate Management Private Limited
12	Inesh Buildcon Private Limited
13	ISG Brands Private Limited
14	Jai Bhoomi Projects Limited
15	Kahn Retails Private Limited
16	LB Circle India Private Limited
17	M/s Rohtas Goel (HUF)
18	Maa Omwati Education Trust
19	Magppie Living Private Limited
20	Next10 Buildtech Private Limited
21	Next10 Land Developers Private Limited (upto 11.11.2025)
22	Next10 Realbuild Private Limited (upto 11.11.2025)
23	Next10 Redevelopment Private Limited
24	NJS Developers Private Limited
25	OH-Max Entertainment Private Limited
26	Omaxe Foundation (Regd.)
27	Omaxe Global Trading Corporation Private Limited
28	Omaxe Housing and Commercial Projects Limited
29	Omaxe Orissa Developers Limited
30	Omaxe Pragati Maidan Exhibition Limited
31	Omaxe Retail Limited
32	Supplified Technologies Private Limited
33	Vingar Developers Private Limited

S. No.	Name of Company
34	VSG Builders Private Limited
35	LB Circle Venture Partner LLP
36	LB Circle Manager LLP
37	Annay Realtors Private Limited
38	Be Together Developers Private Limited (up to 29.09.2024)
39	Khushiyon Ka Ghar Private Limited (up to 29.09.2024)
40	Radhika Buildwell Private Limited (up to 29.09.2024)
41	KSONS Buildwell LLP (up to 29.09.2024)
IX Key Managerial Personnel/Directors/Independent Director	
1	Mr. Rohtaas Goel-Chairman & Non-Executive Director
2	Mr. Mohit Goel-Managing Director
3	Mr. Vinit Goyal-Whole Time Director
4	Mr. Atul Banshal-Director Finance & CFO (w.e.f. 14.08.2025) and till 13.08.2025 as Director Finance
5	Mr. Manoj Kumar Dua-Chief Financial Officer (upto 13.08.2025)
6	Mr. Deshabandhu Rajesh Srikanta-Company Secretary
7	Mr. Gurnam Singh-Independent Director (up to 11.02.2024) & (From 28.05.2025 to 23.09.2025)
8	Mr. Shridhar Rao-Independent Director (up to 03.11.2024)
9	Ms. Nishal Jain-Independent Director
10	Mr. Aroon Kumar Aggarwal-Independent Director
11	Mr. Satbir Singh-Independent Director (w.e.f. 15.05.2025)
12	Ms. Binitha Manohar Dalal-Independent Director (From 28.05.2024 to 25.04.2025)
X Relatives of Director & Key Managerial Personnel	
1	Mr. Jatin Goel
2	Mr. Jai Bhagwan Goel
3	Mr. Sunil Goel

B. Summary of related parties transactions are as under:

(Rupees in Crore)

S. No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries	Subsidiaries	Limited Liability Partnership/ Associate	Entities over which key managerial personnel and/or their relatives exercise significant control	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel/ Directors/ CEO & Relatives of Key Managerial Personnel	Total
A	**Transactions made during the year**								
1	Income from real estate projects	31-Mar-26	-	-	-	1.95	2.77	-	**4.72**
		31-Mar-25	-	-	-	3.27	0.97	-	**4.24**
2	Income from trading goods	31-Mar-26	-	0.76	-	-	-	-	**0.76**
		31-Mar-25	-	0.81	-	-	-	-	**0.81**
3	Lease rent received	31-Mar-26	-	0.02	-	-	-	-	**0.02**
		31-Mar-25	-	0.02	-	-	-	-	**0.02**
4	Project Management services received	31-Mar-26	-	24.00	-	-	-	-	**24.00**
		31-Mar-25	-	24.00	-	-	-	-	**24.00**
5	Sale of Property, Plant and Equipment	31-Mar-26	-	0.28	-	-	-	-	**0.28**
		31-Mar-25	-	0.45	-	-	-	-	**0.45**
6	Guarantee Charges recovered	31-Mar-26	0.05	2.04	-	-	-	-	**2.09**
		31-Mar-25	-	7.32	-	-	-	-	**7.32**

S. No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries	Subsidiaries	Limited Liability Partnership/ Associate	Entities over which key managerial personnel and/or their relatives exercise significant control	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel/ Directors/ CEO & Relatives of Key Managerial Personnel	Total
7	Interest income received	31-Mar-26	-	0.98	-	0.05	-	-	**1.03**
		31-Mar-25	-	1.54	-	1.94	-	-	**3.48**
8	Compensation Received	31-Mar-26	-	-	-	2.05	-	-	**2.05**
		31-Mar-25	-	-	-	-	-	-	**-**
9	Land, development & other rights purchased	31-Mar-26	-	-	-	(0.41)	-	-	**(0.41)**
		31-Mar-25	-	(0.57)	-	(1.93)	-	-	**(2.50)**
10	Land Purchase	31-Mar-26	-	-	-	-	-	-	**-**
		31-Mar-25	-	3.53	-	-	-	-	**3.53**
11	Purchase of Property, Plant and Equipment	31-Mar-26	-	0.51	-	-	-	-	**0.51**
		31-Mar-25	-	0.37	-	-	-	-	**0.37**
12	Building material purchases	31-Mar-26	-	1.14	-	-	-	-	**1.14**
		31-Mar-25	-	0.78	-	-	-	-	**0.78**
13	Guarantee Charges paid	31-Mar-26	0.30	0.12	-	-	-	-	**0.42**
		31-Mar-25	0.40	2.08	-	-	-	-	**2.48**
14	Interest on Preference Shares	31-Mar-26	23.15	-	-	-	-	-	**23.15**
		31-Mar-25	19.79	-	-	-	-	-	**19.79**
15	Interest Cost	31-Mar-26	0.69	6.13	-	-	0.35	-	**7.17**
		31-Mar-25	-	1.67	-	-	-	-	**1.67**
16	Remuneration	31-Mar-26	-	-	-	-	-	16.34	**16.34**
		31-Mar-25	-	-	-	-	-	16.41	**16.41**
17	Royalty paid	31-Mar-26	-	-	-	-	-	1.00	**1.00**
		31-Mar-25	-	-	-	-	-	0.50	**0.50**
18	Directors sitting fees	31-Mar-26	-	-	-	-	-	0.22	**0.22**
		31-Mar-25	-	-	-	-	-	0.17	**0.17**
19	Lease rent paid	31-Mar-26	0.70	-	-	-	0.34	-	**1.04**
		31-Mar-25	0.34	0.00	-	-	0.38	-	**0.72**
20	Reimbursement of Compensation Paid	31-Mar-26	-	-	-	0.60	-	-	**0.60**
		31-Mar-25	-	-	-	-	-	-	**-**
21	Share of Customer advance as per revenue share agreement	31-Mar-26	-	29.49	-	-	-	-	**29.49**
		31-Mar-25	-	42.59	-	0.38	-	-	**42.97**
22	Reimbursement of Bank Guarantee Commission	31-Mar-26	-	1.13	-	-	-	-	**1.13**
		31-Mar-25	-	0.79	-	-	-	-	**0.79**
23	Investments Made	31-Mar-26	-	0.02	0.00	-	-	-	**0.02**
		31-Mar-25	-	0.55	-				**0.55**
24	Sale of Investments	31-Mar-26	-	2.51	-	-	-	-	**2.51**
		31-Mar-25	-	-	-	-	-	-	**-**

S. No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries	Subsidiaries	Limited Liability Partnership/ Associate	Entities over which key managerial personnel and/or their relatives exercise significant control	Entities over which key managerial personnel and/or their relatives exercise significant influence	Key Managerial Personnel/ Directors/ CEO & Relatives of Key Managerial Personnel	Total
25	Profit of Sale of Investment	31-Mar-26	-	20.82	-	-	-	-	**20.82**
		31-Mar-25	-	-	-	-	-	-	**-**
26	Advance Paid	31-Mar-26	1.03	1,529.65	-	6.55	0.02	-	**1,537.25**
		31-Mar-25	1.54	692.28	-	2.72	-	-	**696.54**
27	Advances received/ refund	31-Mar-26	1.49	2,041.01	49.02	3.74	0.18		**2,095.44**
		31-Mar-25	11.66	957.64	-	3.95	0.01		**973.26**
28	Loan received	31-Mar-26	13.50	340.09	-	-	5.00	-	**358.59**
		31-Mar-25	-	190.37	-	-	-	-	**190.37**
29	Loan paid	31-Mar-26	0.55	682.82	-	-	0.51	0.02	**683.90**
		31-Mar-25	-	532.53	-	-	-	-	**532.53**
30	Bank guarantees matured	31-Mar-26	-	6.90	-	-	-	-	**6.90**
		31-Mar-25	-	11.58	-	-	-	-	**11.58**
31	Corporate guarantees given	31-Mar-26	13.34	689.37	-	-	-	-	**702.71**
		31-Mar-25	-	223.28	-	-	-	-	**223.28**
B	**Closing balances**								
1	Trade receivable	31-Mar-26	-	0.14	-	0.68	-	-	**0.82**
		31-Mar-25	-	0.14	-	0.26	0.16	-	**0.56**
2	Loans & advances recoverable	31-Mar-26	-	1,954.18	-	3.92	-	-	**1,958.10**
		31-Mar-25	-	1,869.35	-	2.06		-	**1,871.41**
3	Trade payables	31-Mar-26	-	-	-	-	-	-	**-**
		31-Mar-25	0.25	-	-	-	-	-	**0.25**
4	Advances/balance outstanding	31-Mar-26	22.72	935.02	-	6.67	-	1.31	**965.72**
		31-Mar-25	22.00	618.10	-	7.83	-	1.29	**649.22**
5	Loans received outstanding	31-Mar-26	26.81	32.27	-	-	4.49	-	**63.57**
		31-Mar-25	13.86	48.76	-	-	-	0.02	**62.64**
6	Preference share capital balance outstanding	31-Mar-26	159.41	-	-	-	-	-	**159.41**
		31-Mar-25	136.27	-	-	-	-	-	**136.27**
7	Lease Security Payable	31-Mar-26	-	0.00	-	-	-	-	**0.00**
		31-Mar-25	-	-	-	-	-	-	**-**
8	Bank guarantees	31-Mar-26	-	29.15	-	-	-	-	**29.15**
		31-Mar-25	-	36.05	-	-	-	-	**36.05**
9	Corporate guarantees	31-Mar-26	13.34	907.08	-	-	-	-	**920.42**
		31-Mar-25	-	556.87	-	-	-	-	**556.87**

Expenses towards gratuity and leave encashment provisions are determined actuarially on an overall group basis at the end of each year and accordingly have not been considered in the above information.

C. Particulars of related party transactions during the year:

(Rupees in Crore)

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
A	**Transactions made during the year**			
1	**Income from real estate projects**			
	Anant Realcon Private Limited	Entities over which key managerial personnel and or their relatives exercise significant control	0.70	2.20
	Apoorva Infrabuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.22
	Shalin Buildwell Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.06	-
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.45
	Balesh Technobuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.48	-
	Kanak Buildhome Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.31	0.40
	Aric Infrabuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.40	-
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	2.77	0.97
2	**Income from trading goods**			
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	0.02	0.00
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.35	0.35
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.02	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.01	0.16
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.02	0.06
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	-	0.00
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.04	0.01
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.03	0.05
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.06	0.07

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	0.01	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.07	0.00
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	0.03	0.01
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	0.03	0.08
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	0.01	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	0.05	0.02
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	0.01	-
	KSONS Buildwell LLP	Other Subsidiary	-	0.00
3	**Lease rent received**			
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.01	0.00
	Be Together Developers Private Limited	Wholly Owned Subsidiary	0.01	0.01
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.00	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	0.00
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	0.00	0.00
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	0.00	0.00
4	**Project Management services received**			
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	24.00	24.00
5	**Sale of Property, Plant and Equipment**			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.18	0.26
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.01	0.06
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.01	-
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.08	0.03
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	-	0.00
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	0.00	0.01
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	-	0.09
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	0.00	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
6	**Guarantee Charges recovered**			
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	-	0.15
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	-	1.50
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	-	0.06
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	1.80	5.11
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	-	0.10
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.03	0.16
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	-	0.24
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.08	-
	Dinkar Realcon Private Limited	Step Wholly Owned Subsidiary	0.13	-
	Hansa Properties Private Limited	Fellow Subsidiary	0.05	-
7	**Interest income received**			
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	0.00	0.00
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.98	1.54
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.05	-
	Savim Realtors Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	1.94
8	**Compensation Received**			
	Starex Projects Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.60	-
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.45	-
9	**Land, development & other rights purchased**			
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	-	(0.57)
	Starex Projects Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	(0.22)	-
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	(0.14)	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	(0.05)	-
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	(0.68)
	Savim Realtors Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	(0.25)
	Goel Isha Colonisers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	(1.00)
10	**Land Purchase**			
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	-	3.53
11	**Purchase of Property, Plant and Equipment**			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.03	0.02
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.00	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	-	0.03
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	0.02	0.11
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	-	0.00
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.46	0.16
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	-	0.00
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	-	0.05
12	**Building material purchases**			
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	0.17	0.01
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.00	0.01
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.22	0.19
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	0.00	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	0.03	-
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	-	0.01
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.49	0.11
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	0.06	0.34
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	0.04	0.01
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	0.01	0.01

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.05	0.05
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	0.02	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.01	-
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	0.03	0.04
	Salvatore Infra Buildtech Limited	Step Wholly Owned Subsidiary	0.00	-
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	0.01	-
13	**Guarantee Charges paid**			
	Guild Builders Private Limited	Holding Company	0.15	-
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	-	0.19
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	-	0.88
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	-	0.32
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	0.12	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	-	0.52
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	-	0.00
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	-	0.17
	Dream Home Developers Private Limited	Fellow Subsidiary	0.15	0.40
14	**Interest on Preference Shares**			
	Guild Builders Private Limited	Holding Company	23.15	19.79
15	**Interest Cost**			
	Be Together Developers Private Limited	Wholly Owned Subsidiary	6.13	1.67
	Hansa Properties Private Limited	Fellow Subsidiary	0.69	-
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.35	-
16	**Remuneration**			
	Rohtaas Goel	Chairman & Non-Executive Director	6.00	6.00
	Mohit Goel	Managing Director	3.96	3.96
	Vinit Goyal	Whole Time Director	0.60	0.55
	Atul Banshal (w.e.f.14.08.2025)	Director Finance and CFO	1.57	1.21
	Manoj Kumar Dua (up to 13-08-2025)	Chief Financial Officer	0.28	0.77
	Deshabandhu Rajesh Srikanta	Company Secretary	0.69	0.68
	Jatin Goel	Relatives of key managerial personnel	3.24	3.24
17	**Royalty paid**			
	Rohtaas Goel	Chairman & Non-Executive Direct	1.00	0.50
18	**Directors sitting fees**			
	Gurnam Singh	Independent Director	0.02	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Binitha Manohar Dalal	Independent Director	-	0.04
	Shridhar Rao	Independent Director	-	0.03
	Nishal Jain	Independent Director	0.07	0.05
	Aroon Kumar Aggarwal	Independent Director	0.06	0.05
	Satbir Singh	Independent Director	0.07	-
19	**Lease rent paid**			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	-	0.00
	Hansa Properties Private Limited	Fellow Subsidiary	0.70	0.34
	Buildwell Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	0.34	0.34
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	-	0.04
20	**Compensation Paid**			
	Taru Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.60	-
21	**Share of Customer advance as per revenue share agreement**			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	40.41	39.22
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	(18.05)	0.01
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.05	0.04
	Arman Builders Private Limited	Wholly Owned Subsidiary	2.16	3.30
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	4.79	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	0.13	0.00
	Arjit Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.38
22	**Reimbursement of Bank Guarantee Commission**			
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	1.09	0.54
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	-	0.10
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.01	0.01
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.00	0.03
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	0.03	0.11
23	**Investments Made**			
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	-	0.00

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	-	0.00
	Be Together Developers Private Limited	Wholly Owned Subsidiary	-	0.01
	Khushiyon Ka Ghar Private Limited	Wholly Owned Subsidiary	-	0.22
	Radhika Buildwell Private Limited	Wholly Owned Subsidiary	-	0.29
	Nexten Township Private Limited	Wholly Owned Subsidiary	-	0.01
	Nexten Cityspace Realty Private Limited	Wholly Owned Subsidiary	-	0.01
	Omaxe Capital Devlopment Private Limited	Wholly Owned Subsidiary	-	0.01
	Next10 Land Developers Private Limited	Wholly Owned Subsidiary	0.01	-
	Next10 Realbuild Private Limited	Wholly Owned Subsidiary	0.01	-
	Aquarise Developers Private Limited	Associate Company	0.00	-
24	**Sale of Investments**			
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	2.51	-
	Aquarise Developers Private Limited	Associate Company	0.00	-
25	**Profit of Sale of Investment**			
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	20.82	-
26	**Advance Paid**			
	Guild Builders Private Limited	Holding Company	0.35	1.54
	Dream Home Developers Private Limited	Fellow Subsidiary	0.32	-
	Hansa Properties Private Limited	Fellow Subsidiary	0.36	-
	Anjaniputra Builders Private Limited	Wholly Owned Subsidiary	0.01	0.03
	Arman Builders Private Limited	Wholly Owned Subsidiary	-	15.94
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	-	27.17
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	1.04	6.69
	Hamara Ghar Constructions and Developers Private Limited	Wholly Owned Subsidiary	-	0.01
	Landlord Developers Private Limited	Wholly Owned Subsidiary	-	0.30
	Chapal Buildhome Private Limited	Wholly Owned Subsidiary	0.00	-
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	8.35	2.90
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	43.66	63.21
	Monarch Villas Private Limited	Wholly Owned Subsidiary	0.00	-
	MR Real Estate Private Limited	Wholly Owned Subsidiary	2.80	10.20
	Omaxe Power Private Limited	Wholly Owned Subsidiary	0.00	-
	Nexten (I) Growth Private Limited	Wholly Owned Subsidiary	-	0.01
	Nexten Infra Growth Private Limited	Wholly Owned Subsidiary	-	0.01
	Nexten Real Growth Private Limited	Wholly Owned Subsidiary	-	0.01

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Nexten Super Growth Private Limited	Wholly Owned Subsidiary	-	0.01
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	29.81	78.69
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	44.77	18.34
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	34.71	41.48
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	11.58	21.50
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	6.67	21.87
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	0.87	13.34
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	20.76	27.10
	Omaxe Infrastructure Limited	Wholly Owned Subsidiary	0.18	0.40
	Omaxe International Bazaar Private Limited	Wholly Owned Subsidiary	0.00	0.02
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	698.03	92.16
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	21.85	4.34
	Omtech Infrastructure & Construction Limited	Wholly Owned Subsidiary	1.31	1.11
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.04	0.02
	Shikhar Landcon Private Limited	Wholly Owned Subsidiary	-	0.00
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	41.79	24.71
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	13.86	3.10
	Aradhya Real Estate Private Limited	Wholly Owned Subsidiary	1.15	21.33
	Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	19.15	11.67
	JRS Projects Private Limited	Wholly Owned Subsidiary	0.06	3.41
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	-	0.79
	Kashish Buildtech Private Limited	Wholly Owned Subsidiary	-	0.63
	Sri Balaji Green Heights Private Limited	Wholly Owned Subsidiary	-	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	265.51	83.29
	PP Devcon Private Limited	Wholly Owned Subsidiary	-	-
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	0.62	1.18
	Be Together Developers Private Limited	Wholly Owned Subsidiary	39.77	-
	Dhanu Real Estate Private Limited	Wholly Owned Subsidiary	0.13	-
	Next10 Land Developers Private Limited	Wholly Owned Subsidiary	7.48	
	Next10 Realbuild Private Limited	Wholly Owned Subsidiary	5.27	
	Nexten Township Private Limited	Wholly Owned Subsidiary	2.48	-
	Parshwa Veer Builders And Developers Private Limited	Wholly Owned Subsidiary	0.00	-
	Salvatore Infra Buildtech Limited	Step Wholly Owned Subsidiary	-	4.12

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	22.47	1.55
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	1.78	7.46
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	1.19	4.53
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	70.60	65.23
	Aviral Colonisers Private Limited	Step Subsidiary	0.00	-
	Rivaj Infratech Private Limited	Other Subsidiary	0.05	-
	Hartal Builders and Developers Private Limited	Other Subsidiary	10.16	6.35
	Omaxe Be Together Project Developers Private Limited	Step Wholly Owned Subsidiary	0.30	5.11
	Secure Properties Private Limited	Step Wholly Owned Subsidiary	39.67	0.82
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	4.05	0.00
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	0.00
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	2.25	0.00
	KSONS Buildwell LLP	Other Subsidiary	0.14	0.14
	Dinkar Realcon Private Limited	Step Wholly Owned Subsidiary	5.30	0.00
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	12.97	-
	Mehboob Builders Private Limited	Wholly Owned Subsidiary	0.00	-
	Oasis Township Private Limited	Wholly Owned Subsidiary	0.01	-
	Radhika Buildwell Private Limited	Wholly Owned Subsidiary	35.00	-
	Sarthak Landcon Private Limited	Wholly Owned Subsidiary	0.00	-
	Anant Realcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.01	0.21
	Arjit Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.09
	Daksh Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.10	0.04
	Dream Towers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.17
	Sunview Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	2.89	-
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.19	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Mihir Buildwell Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.03
	Subodh Buildwell Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.02	-
	Bhavesh Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	-
	Sandeep Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.01	-
	Raveendeep Colonisers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	-
	Sandeep Landcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.06	0.01
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.05	-
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.10	0.68
	Praveen Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.01
	Savim Realtors Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.70	0.48
	Goel Isha Colonisers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	1.00
	Agastaya Properties Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	1.76	-
	Balesh Technobuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.04	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Cress Propbuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.14	-
	Krishan Kirpa Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.06	-
	Starex Projects Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.38	-
	Stepping Stone Buildhome Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.04	-
	Buildwell Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	0.02	-
27	**Advances received/refund**			
	Guild Builders Private Limited	Holding Company	1.06	11.64
	Dream Home Developers Private Limited	Fellow Subsidiary	0.07	0.02
	Hansa Properties Private Limited	Fellow Subsidiary	0.36	-
	Arman Builders Private Limited	Wholly Owned Subsidiary	2.31	13.62
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	7.64	0.13
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	4.79	26.65
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	0.00	3.50
	Rivaj Infratech Private Limited	Wholly Owned Subsidiary	0.01	-
	Shikhar Landcon Private Limited	Wholly Owned Subsidiary	0.16	0.00
	Jagdamba Contractors and Builders Limited	Wholly Owned Subsidiary	8.35	2.97
	Kashish Buildtech Private Limited	Wholly Owned Subsidiary	0.61	0.00
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	70.05	1.05
	MR Real Estate Private Limited	Wholly Owned Subsidiary	82.81	1.13
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	4.01	7.08
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	53.69	5.44
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	50.51	35.54
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	13.50	29.07
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	7.22	21.33
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	7.03	1.39
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	110.60	121.15
	Omaxe Infrastructure Limited	Wholly Owned Subsidiary	0.18	0.40
	Omaxe International Bazaar Private Limited	Wholly Owned Subsidiary	0.00	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	792.42	390.96
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	21.29	5.23
	Aradhya Real Estate Private Limited	Wholly Owned Subsidiary	156.12	5.25
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.05	0.04
	Omtech Infrastructure & Construction Limited	Wholly Owned Subsidiary	67.52	0.05
	Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	31.40	3.68
	JRS Projects Private Limited	Wholly Owned Subsidiary	-	1.51
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	39.48	75.33
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	270.15	146.77
	PP Devcon Private Limited	Wholly Owned Subsidiary	-	0.15
	FBD Real Grow Private Limited	Wholly Owned Subsidiary	0.62	1.18
	Anjaniputra Builders Private Limited	Wholly Owned Subsidiary	-	0.10
	Chapal Buildhome Private Limited	Wholly Owned Subsidiary	-	8.41
	Dinkar Realcon Private Limited	Step Wholly Owned Subsidiary	5.30	0.00
	Landlord Developers Private Limited	Wholly Owned Subsidiary	-	8.55
	Be Together Developers Private Limited	Wholly Owned Subsidiary	39.78	2.67
	Mehboob Builders Private Limited	Wholly Owned Subsidiary	0.00	-
	Dhanu Real Estate Private Limited	Wholly Owned Subsidiary	0.01	-
	Monarch Villas Private Limited	Wholly Owned Subsidiary	0.00	-
	Next10 Land Developers Private Limited	Wholly Owned Subsidiary	7.48	
	Next10 Realbuild Private Limited	Wholly Owned Subsidiary	5.27	-
	Radhika Buildwell Private Limited	Wholly Owned Subsidiary	32.86	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	4.04	0.47
	Salvatore Infra Buildtech Limited	Step Wholly Owned Subsidiary	-	4.12
	Satvik Hitech Builders Private Limited	Step Wholly Owned Subsidiary	1.10	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	18.04	1.50
	Estatelance Real Estate Private Limited	Step Wholly Owned Subsidiary	-	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	1.05	2.84
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	11.64	5.82
	Reliable Manpower Solutions Limited	Step Subsidiary	-	0.04
	Hartal Builders and Developers Private Limited	Other Subsidiary	0.28	22.24
	Shine Grow New Faridabad LLP	Other Subsidiary	-	0.28
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	0.00	0.00

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	2.25	0.00
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	21.19	0.00
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	86.70	-
	Aviral Colonisers Private Limited	Step Subsidiary	0.00	
	Parshwa Veer Builders and Developers Private Limited	Step Subsidiary	0.00	-
	Secure Properties Private Limited	Step Subsidiary	1.37	-
	KSONS Buildwell LLP	Other Subsidiary	0.13	0.00
	Omaxe Be Together Project Developers Private Limited	Associate Company	49.02	-
	Dream Towers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	1.22
	Daksh Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.13
	Sunview Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	2.82	-
	Apoorva Infrabuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.06
	Sandeep Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.07	-
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		0.22
	Advaita Properties Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		0.02
	Arjit Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		0.38
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		0.92
	Goel Isha Colonisers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		1.00

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Anant Realcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.20	-
	Mihir Buildwell Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.03	-
	Milestone Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.05	-
	Savim Realtors Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.13	
	Starex Projects Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.42	
	Subodh Buildwell Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.02	-
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	0.16	-
	Bharatbhoomi Township Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	-	0.01
	Buildwell Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	0.02	-
28	**Loan received**			
	Hansa Properties Private Limited	Fellow Subsidiary	13.50	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	143.98	75.96
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	6.58	44.79
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	35.41	3.15
	Be Together Developers Private Limited	Wholly Owned Subsidiary	106.62	50.55
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	0.86	15.92
	Omaxe Be Together Kaushambi Busport Private Limited	Step Wholly Owned Subsidiary	10.00	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	11.09	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	25.55	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	NJS Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	5.00	-
29	**Loan paid**			
	Hansa Properties Private Limited	Fellow Subsidiary	0.55	-
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	140.61	167.07
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	299.96	277.41
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	31.60	34.89
	Be Together Developers Private Limited	Wholly Owned Subsidiary	123.11	1.79
	Parshwa Veer Builders and Developers Private Limited	Wholly Owned Subsidiary	0.03	0.02
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	1.35	8.16
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	2.00	16.30
	Omaxe Be Together Prayagraj Busport Private Limited	Step Wholly Owned Subsidiary	11.14	2.64
	Omaxe Be Together Kaushambi Busport Private Limited	Step Wholly Owned Subsidiary	42.08	0.04
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	1.54	1.05
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	16.93	6.09
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	12.47	17.07
	NJS Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	0.51	-
	Sunil Goel	Relatives of key managerial personnel	0.02	-
30	**Bank guarantees matured**			
	Omaxe Forest SPA and Hills Developers Limited	Wholly Owned Subsidiary	6.86	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	-	10.78
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	0.04	-
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	-	0.80
31	**Corporate guarantees given**			
	Hansa Properties Private Limited	Fellow Subsidiary	13.34	
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	9.25	12.00
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	481.00	211.28
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	3.52	-
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	76.70	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Dinkar Realcon Private Limited	Step Wholly Owned Subsidiary	24.90	
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	75.00	
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	19.00	-
B	**Closing balances**			
1	**Trade receivable**			
	Oasis Township Private Limited	Wholly Owned Subsidiary	0.14	0.14
	Balesh Technobuild Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.48	-
	Anant Realcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.17
	Kanak Build Home Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.10	0.09
	Stronghold Properties Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.10	-
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	-	0.16
2	**Loans & advances recoverable**			
	Ludhiana Wholesale Market Private Limited	Wholly Owned Subsidiary	118.45	144.84
	Hamara Ghar Construction and Developers Private Limited	Wholly Owned Subsidiary	0.05	0.05
	Atulah Contractors and Constructions Private Limited	Wholly Owned Subsidiary	-	6.60
	Omaxe Power Private Limited	Wholly Owned Subsidiary	0.14	0.14
	Omaxe International Bazaar Private Limited	Wholly Owned Subsidiary	2.54	2.54
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	160.00	165.42
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	355.30	359.16
	Navratan Techbuild Private Limited	Wholly Owned Subsidiary	1.34	1.34
	Anjaniputra Builders Private Limited	Wholly Owned Subsidiary	6.48	6.47
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	42.30	58.10
	Kashish Buildtech Private Limited	Wholly Owned Subsidiary	3.69	4.30
	Shikhar Landcon Private Limited	Wholly Owned Subsidiary	0.69	0.85
	Arman Builders Private Limited	Wholly Owned Subsidiary	21.18	23.49
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	-	1.19

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S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Omtech Infrastructure and Construction Limited	Wholly Owned Subsidiary	-	66.21
	Silver Peak Township Private Limited	Wholly Owned Subsidiary	6.20	6.20
	Satvik Hitech Builders Private Limited	Wholly Owned Subsidiary	-	1.10
	Dhanu Real Estate Private Limited	Wholly Owned Subsidiary	3.80	3.68
	Aradhya Real Estate Private Limited	Wholly Owned Subsidiary	-	154.97
	Sarva Buildtech Private Limited	Wholly Owned Subsidiary	4.72	4.72
	Nexten Infra Private Limited	Wholly Owned Subsidiary	7.18	7.18
	Nexten (I) Growth Private Limited	Wholly Owned Subsidiary	7.19	7.19
	Sarthak Landcon Private Limited	Wholly Owned Subsidiary	12.74	12.74
	Chapal Buildhome Private Limited	Wholly Owned Subsidiary	0.03	0.03
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	550.82	257.99
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	5.83	11.98
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	71.79	45.98
	Omaxe Buildwell Limited	Wholly Owned Subsidiary	20.64	29.56
	Nexten Real Growth Private Limited	Wholly Owned Subsidiary	0.02	0.02
	Nexten Infra Growth Private Limited	Wholly Owned Subsidiary	0.02	0.02
	Nexten Super Growth Private Limited	Wholly Owned Subsidiary	0.01	0.01
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	0.01	-
	Colors Real Estate Private Limited	Wholly Owned Subsidiary	13.99	0.13
	Sri Balaji Green Heights Private Limited	Wholly Owned Subsidiary	3.18	3.18
	PP Devcon Private Limited	Wholly Owned Subsidiary	16.57	16.57
	MR Real Estate Private Limited	Wholly Owned Subsidiary	0.02	80.03
	Omaxe New Amritsar Developers Private Limited	Wholly Owned Subsidiary	29.80	42.05
	JRS Projects Private Limited	Wholly Owned Subsidiary	7.54	7.48
	Be Together Developers Private Limited	Wholly Owned Subsidiary	-	0.01
	Kamini Builders and Promoters Private Limited	Wholly Owned Subsidiary	0.41	0.41
	Parshwa Veer Builders and Developers Private Limited	Wholly Owned Subsidiary	2.10	2.07
	Oasis Township Private Limited	Wholly Owned Subsidiary	0.01	-
	Nexten Township Private Limited	Wholly Owned Subsidiary	2.48	-
	Radhika Buildwell Private Limited	Wholly Owned Subsidiary	2.14	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	4.47	0.05
	RPS Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	12.76	1.16
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	8.96	11.22
	Omaxe India Trade Centre Private Limited	Step Wholly Owned Subsidiary	315.39	256.44
	Shine Grow New Faridabad LLP	Other Subsidiary	2.03	2.03

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Giant Dragon Mart Private Limited	Other Subsidiary	0.71	0.71
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	-	9.73
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	-	23.55
	Omaxe Be Together Prayagraj Busport Private Limited	Step Wholly Owned Subsidiary	18.19	7.05
	Omaxe Be Together Kaushambi Busport Private Limited	Step Wholly Owned Subsidiary	45.03	12.95
	Omaxe Be Together Amausi Busport Private Limited	Step Wholly Owned Subsidiary	2.59	1.05
	Omaxe Be Together Ayodhya Dham Busport Private Limited	Step Wholly Owned Subsidiary	23.02	6.09
	Secure Properties Private Limited	Step Wholly Owned Subsidiary	39.62	1.32
	KSONS Buildwell LLP	Other Subsidiary	0.01	-
	Balesh Technobuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.04	-
	Omaxe Affordable Homes Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.03	0.03
	Agastaya Properties Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.76	0.01
	Cress Propbuild Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	1.97	1.83
	Milestone Township Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	0.12	0.16
	Mihir Buildwell Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	-	0.03
3	**Trade payables**			
	Dream Home Developers Private Limited	Fellow Subsidiary	-	0.25
4	**Advances/balance outstanding**			
	Guild Builders Private Limited	Holding Company	22.72	22.00
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	0.05	0.17
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.02	0.01
	Landlord Developers Private Limited	Wholly Owned Subsidiary	-	2.04
	Omaxe Indore Developers Limited	Wholly Owned Subsidiary	442.35	352.52

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	104.32	9.93
	Worldstreet Sports Center Limited	Wholly Owned Subsidiary	25.50	27.81
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	0.01	0.63
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	157.50	152.87
	Ayush Landcon Private Limited	Wholly Owned Subsidiary	3.60	-
	Omaxe Be Together Ghaziabad Busport Private Limited	Step Wholly Owned Subsidiary	17.13	-
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	-	0.13
	Omaxe Be Together Project Developers Private Limited	Step Wholly Owned Subsidiary	61.96	13.24
	Hartal Builders and Developers Private Limited	Other Subsidiary	37.76	47.65
	Rivaj Infratech Private Limited	Other Subsidiary	11.07	11.10
	R P S Suncity Promoters & Developers Private Limited	Step Wholly Owned Subsidiary	0.02	-
	Omaxe Be Together Lucknow Busport Private Limited	Step Wholly Owned Subsidiary	73.73	-
	Rohtaas Goel	Chairman & Non-Executive Director	0.77	0.55
	Mohit Goel	Managing Director	0.07	0.23
	Atul Banshal (w.e.f.14.08.2025)	Director Finance and CFO	0.09	0.10
	Vinit Goyal	Whole Time Director	0.04	0.04
	Manoj Kumar Dua (up to 13.08.2025)	Chief Financial Officer	-	0.05
	Deshabandhu Rajesh Srikanta	Company Secretary	0.04	0.04
	Jatin Goel	Relatives of key managerial personnel	0.18	0.16
	Jai Bhagwan Goel	Relatives of key managerial personnel	0.12	0.12
	Nakul Techno-build Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.06	0.06
	Arjit Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.38	0.38
	Laldeep Realtors Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.05	0.05
	Naveenraj Realtors Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.77	0.77
	Parveen Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.33	0.33

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Devgar Estate Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.20	0.20
	Krishan Kirpa Buildcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.06
	Savim Realtors Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.57
	Beautiful Landbase Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.06	0.06
	Starex Projects Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	2.70	2.66
	Sunview Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.06
	Lavanya Builders Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	-	0.29
	Sandeep Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.25	0.19
	Sandeep Landcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		0.06
	Dream Towers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	1.67	1.67
	Daksh Township Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control		0.10
	Stepping Stone Buildhome Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.06	0.10
	Garg and Goel Estate Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.12	0.22

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Anant Realcon Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant control	0.02	-
5	**Loans received outstanding**			
	Guild Builders Private Limited	Holding Company	13.86	13.86
	Hansa Properties Private Limited	Fellow Subsidiary	12.95	-
	Be Together Developers Private Limited	Wholly Owned Subsidiary	32.27	48.76
	NJS Developers Private Limited	Entities over which key managerial personnel and/ or their relatives exercise significant influence	4.49	-
	Sunil Goel	Relatives of key managerial personnel	-	0.02
6	**Preference share capital balance outstanding**			
	Guild Builders Private Limited	Holding Company	159.41	136.27
7	**Lease Security Payable**			
	Omaxe Forest Spa and Hills Developers Limited	Wholly Owned Subsidiary	0.00	-
8	**Bank guarantees**			
	Omaxe Forest SPA and Hills Developers Limited	Wholly Owned Subsidiary	-	6.86
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	0.01	0.01
	Primordial Buildcon Private Limited	Wholly Owned Subsidiary	0.57	0.57
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	22.24	22.28
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	0.02	0.02
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	5.05	5.05
	S N Realtors Private Limited	Step Wholly Owned Subsidiary	1.26	1.26
9	**Corporate guarantees (Amount outstanding in respect of corporate guarantees given along with related parties on account of loan availed by subsidiary companies)**			
	Hansa Properties Private Limited	Fellow Subsidiary	13.34	-
	Omaxe New Chandigarh Developers Private Limited	Wholly Owned Subsidiary	681.38	312.05
	Omaxe World Street Private Limited	Wholly Owned Subsidiary	76.70	42.04
	Omaxe Garv Buildtech Private Limited	Wholly Owned Subsidiary	-	10.22
	Omaxe Housing and Developers Limited	Wholly Owned Subsidiary	6.14	6.14
	Omaxe Pancham Realcon Private Limited	Wholly Owned Subsidiary	20.44	32.00
	Omaxe Heritage Private Limited	Wholly Owned Subsidiary	-	154.42
	Omaxe Buildhome Limited	Wholly Owned Subsidiary	3.52	-

S. No.	Particulars	Relationship	Year Ended 31 March 2026	Year Ended 31 March 2025
	Bhanu Infrabuild Private Limited	Step Wholly Owned Subsidiary	19.00	-
	Dinkar Realcon Private Limited	Step Wholly Owned Subsidiary	24.90	-
	Estatelance Developers Private Limited	Step Wholly Owned Subsidiary	75.00	-

Note 55: Additional Regulatory Information/disclosure (to the extent applicable to the Company)

Note 55.1 Enquiry under Prohibition of Benami Property Transactions Act, 1988

During the FY 2023-24, the Company was in receipt of notice as Benamidar under section 26(1) and 26(3) of The Prohibition of Benami Properties Transaction Act, 1988 for hearing before the adjudicating authority in relation to a reference made to the adjudicating authority under section 24(5) of Prohibition of Benami Properties Transaction Act, 1988 as amended by Benami transactions (Prohibition) Amendment Act 2016. The details as required under Schedule III are as under:-

S. No.	Particulars	Remarks
1	Details of Property	Vehicle-2 Cars
2	Year of Acquisition	2014/2018
3	Acquisition Amount	Rs. 155.38 Lac
4	Details of Beneficiaries	Deepak Khandelwal
5	If property is in the books, then reference to the item in the Balance Sheet.	First Car is part of Vehicles under Note no. 1 - Property Plant and Equipment to the Financial Statements.
6	If property is not in the books, then the fact shall be stated with reasons	Second Car was part of Property, Plant and Equipment till FY 2021-22 and thereafter sold in FY 2022-23.

This matter has been decided by adjudicating authority in the favour of the company vide order dated 24.12.2024 and the attachment has been revoked.

However, the department has moved an appeal before appellate tribunal against the order of adjudicating authority and the same is pending as on date.

Note 55.2: During the year, the Company do not have any relationship with companies struck off under section 248 of Companies Act, 2013.

Note 55.3: The Company has complied with the number of layers prescribed under Companies Act 2013.

Note 55.4: The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

Note 55.5: 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.

Note 55.6: The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

Note 55.7: The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the current or previous year.

Note 55.8: Ratios

Ratio	Numerator	Denominator	31 March 2026	31 March 2025	Change in Ratio in current year as compared to preceding year	Reasons for changes in Ratio by more than 25% as compared to preceding year
Current Ratio	Total current assets	Total current liabilities	1.00	0.91	10%	NA
Debt Equity Ratio	Total Debt	Total equity (Excluding equity component of compounded Financial instruments)	2.03	0.56	263%	Due to increase in debt and decrease in total equity
Debt Service Coverage Ratio	Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses + Finance cost (excluding interest on lease liability) + Other non-cash adjustments	Debt service = Interest payments + Principal repayments	-0.05	-0.32	-83%	Due to decrease in loss and increase in debt
Return On Equity Ratio (in %)	Profit /(loss) for the year less Preference dividend (if any	Average total equity (Excluding equity component of compounded Financial instruments)	-59%	-40%	46%	Due to decrease in loss and decrease in average total equity
Inventory Turnover Ratio (in times)	Cost of sale	Average Inventory	0.19	0.18	6%	NA
Trade Receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	2.42	1.75	38%	Due to increase in revenue from operations
Trade payables turnover ratio (in times)	Cost of land Building material and construction cost	Average trade payables	0.83	0.76	9%	NA
Net Capital turnover ratio(in times)	Revenue from operations	Working capital (i.e. Total current assets less Total current liabilities)	(25.02)	(0.78)	3108%	Revenue from opration has increased and increase in working capital resulted in increase in the ratio
Net Profit ratio	Profit/(loss) for the year	Revenue from operation	-43%	-56%	-23%	NA
Return on Capital Employed	Profit/(loss) before tax and finance costs	Capital employed = Net worth+ Borrowing+ Deferred tax liabilities	-11%	-9%	22%	NA

Note 56: Advances given to others includes advances given against Land acquisition, goods / services / acquisition of development right to Vendors related parties and security deposits takes substantial period of time to conclude. These advances / securities deposits given in the opinion of management 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.

Note 57: Standards issued and amended but not effective

The 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. MCA has notified amendments to the existing standards applicable to the Company for the financial year ended 31st March 2026 and do not have any impact on financial statement of the Company.

Note 58:

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

(b) No funds have been received by the company from any person(s) or entity (ies), including foreign entities (funding Parties), with the understanding (whether recorded in writing or otherwise) that the company shall (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note 59: On November 21, 2025, the Government of India notified four new Labour Code (the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020) consolidating 29 existing Labour laws. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed that there is no impact on provision for Gratuity & Leave Encashment on account of new Labour Code on the financial statement. The Company continues to monitor the finalization of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued / rules are notified.

Note 60: The Company is using accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software and the audit trail has not been tempered with. Further audit trail feature has been preserved by the company as per the statutory requirements for record retention.

Note 61: The 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 standalone financial statements.

As per our audit report of even date attached

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

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

OMAXE

Turning dreams into reality

CONSOLIDATED FINANCIAL STATEMENTS

INDEPENDENT AUDITORS' REPORT

To
The Members of Omaxe Limited

Report on the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **Omaxe Limited** ("the Holding Company"), its subsidiaries, limited liability partnership (collectively referred to as "the Group") and its associates comprising of the Consolidated Balance Sheet as at 31st March 2026, 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 for the year then ended, and Notes to Consolidated Financial Statements including a summary of the significant 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 2026, of its consolidated loss and other comprehensive income, 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 and of its associates 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 along with the consideration of unaudited management certified financial statements referred to in "Other Matters" is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Emphasis of Matters

We draw attention to note 45 and 47 to the consolidated financial statements:

a. In the financial year ended 31st March 2022, search was initiated against the Group 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 Group have filed Appeals before Appellate Authority (CIT-A) within the timelines as allowed under the Act.

   The Group also filed writ petition before Hon'ble High Court challenging re-opening / opening of cases u/s 147/143(3) on the ground that same should have been done in faceless mechanism. The Hon'ble High Court disposed such petitions and has issued clear direction(s) to appellate authority {(CIT)(A)} to decide the pending appeals based on his previous judgements, where all such cases were dismissed in favour of assessee and all such notices under section 148 of Income Tax Act, 1961 were quashed.

   Accordingly, in the opinion of the management, such order against the Group will also be dismissed in due course of time and therefore, no provision of any potential liability has been made in the Financial Statements, however the amount of demand raised has already been disclosed as contingent liability in Note No. 42 of consolidated financial statements.

b) The Holding Company had received an Order dated 30th July 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide order dated 1st October 2024 had granted stay on directions at para 41 (i) of SEBI order dated 30th July 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said order has no impact on the financial results of the Group.

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 matters, 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	***Revenue recognition*** 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. Considering application of Ind AS 115 involves certain key judgment's 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. Refer note 32 to the Consolidated Financial Statements	Our audit procedure on revenue recognition from real estate projects included: Selecting sample to identify contracts with customers, identifying separate performance obligation in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation. On selected samples, we tested that the revenue recognition is in accordance with accounting standards by i) Reading, analyzing, and identifying the distinct performance obligations in real estate projects. ii) Comparing distinct performance obligations with those identified and recorded. iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue. iv) Performing analytical procedures to verify reasonableness of revenue accounted by the Company.
2	***Pending Income Tax cases*** The Group has various tax litigations/matters that are pending before tax authorities involving tax demands. The Group assesses such litigations/matters on a periodic basis. For the tax litigations/matters referred to in note 42, 44 and 45 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.	Our audit procedures included, among others: i) We obtained an understanding of the Group's process to identify claims, litigations and contingencies. ii) We obtained a list of tax litigations/matters from the Group and performed inquiries with the management, as to their likely outcome, financial impact and repetitiveness and obtained management representation thereon. iii) We examined evidence to corroborate management's assessment of the risk profile in respect of these matters including reading the Group's submissions to relevant authorities and orders received in this regard. 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. 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.

Sr. No.	Key Audit Matters	How that matter was addressed in our audit report
3	***Liability for non-performance of real estate agreements/ civil law suits against the Group*** 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 been disclosed as contingent liability. However, the amount is not quantifiable. Refer note 42 (V and VI) to the Consolidated Financial Statements	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. We have been represented that owing to the nature of Contingency, the amount is not quantifiable.
4	***Inventories*** The Group's inventories comprise mainly of projects under construction/development (projects-in-progress), completed real estate projects and land. 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 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 prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The carrying value of inventories is a material part of the total assets of the group and involves significant estimates and judgments in assessment of NRV. Accordingly, it has been considered as key audit matter.	Our audit procedures to assess the net realizable value (NRV) of the inventories include the following: 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.
5	***Recognition and measurement of deferred tax assets*** Under Ind AS, the Group is required to reassess recognition of deferred tax asset at each reporting date. The Group has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in notes 7 and 40 to the Consolidated Financial Statements. 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 Group's future taxable profits which are affected by expected future market and economic conditions. We have identified recognition of deferred tax assets as key audit matter because of the related complexity and subjectivity of the assessment process.	Our Audit procedures include: 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 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. iii) Tested the computations of amount and tax rate used for recognition of deferred tax assets. iv) We have also focused on the adequacy of company's disclosure on deferred tax.

Information other than the Consolidated Financial Statements and Auditor's 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. The other information is expected to be made available to us after the date of the audit report.

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, consolidated cash flows and consolidated statement of changes in equity of the Group and of its associates 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 and of its associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and of its associates 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 and of its associates 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 and of its associates are responsible for overseeing the financial reporting process of the Group and of its associates.

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

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 which are companies incorporated in India 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 and its associates 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 and its associates 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 and of its associates 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.

Other Matters

a) The consolidated financial results include the financial statements and other financial information in respect of 144 group companies, whose financial statements/ financial information reflects the total assets of Rs. 36.04 Crores as at 31st March 2026, total revenues (including other income) of Rs 9.90 Crores for the year ended 31st March 2026 and net cash flows amounting to Rs. (0.03) Crores for the year ended on that date, as considered in the Statement. These financial statements / financial information are unaudited and have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of these group companies is based solely on such unaudited financial statements/ financial information as certified by the Management. In our opinion and according to information and explanations given to us by the Management, these financial statements/ financial information are not material to the group.

b) The Consolidated financial results also include the group's share of net profit/(loss) of Rs (0.04) crores for the year ended 31st March 2026, as considered in the consolidated financial results, in respect of 2 associate companies, whose financial statements have been audited by other auditors. Our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of these associate companies is based solely on such audited financial statements by other auditors.

c) We did not audit the financial statements of 2 Subsidiary companies having Nil income/ Profit (Loss) being non -material in nature.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of above matters with respect to our reliance on financial statements as certified by the Management.

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 which are companies incorporated in India as on 31st March, 2026 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 2026 from being appointed as a director in terms of Section 164(2) of the Act.

   f. With respect to the adequacy of the internal financial controls with reference to the financial statements of the Holding Company and its subsidiaries companies which are companies incorporated in India 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 and to the best of our information and according to the explanations given to us, the remuneration paid to all the other directors is within the limits approved.

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 2026 on the consolidated financial position of the Group.

   ii. Provisions have been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

   iii. There are no amounts required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies which are companies incorporated in India.

   iv. (a) The respective Managements of the Holding Company and its subsidiaries, limited liability partnership and its associates 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 61 (a) of the 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, limited liability partnership and associates 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, limited liability partnership and associates ("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, limited liability partnership and its associates 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 61 (b) of the consolidated financial statements, no funds have been received by the Holding Company or any of such subsidiaries, limited liability partnership and associates 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, limited liability partnership and associates 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. The Holding company has not paid a dividend on preference shares during the year as disclosed in note 55 (b) to the Consolidated Financial Statements.

vi. According to the information and explanations given to us and based on our examination, which included test checks, the group has used accounting software systems for maintaining its books of account, which has the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. 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, other than 144 unaudited group companies controlled by the Holding company consolidated based on the financial statements as certified by the management and 2 associate companies whose financial statements are audited by other auditors.

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

Sd/-
Sujata Sharma
Partner
Membership number: 087919

UDIN: 26087919ZKOSCR7679

Place: New Delhi
Date: 15th May 2026

Annexure I- 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 Limited ("the Holding Company") as of and for the year ended 31st March 2026, we have audited the internal financial controls over financial reporting of the Holding Company and its subsidiary companies which are 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 which are companies incorporated in India and its associates.

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 2026, 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.

Other Matters

Our report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls is with reference to consolidated financial statements of the Holding Company, its subsidiaries and associate companies audited by us and for 144 group companies based on the financial statements as certified by the Management and 2 associate companies audited by other auditors.

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

Sd/-
Sujata Sharma
Partner
Membership number: 087919

UDIN: 26087919ZKOSCR7679

Place: New Delhi
Date: 15th May 2026

Annexure-II to the Independent Auditors' Report

A. Audited Subsidiaries/Associate Companies/LLPs

S. No.	Name of the Company	Type
1	Aashna Realcon Private Limited	Subsidiary
2	Anjaniputra Builders Private Limited	Subsidiary
3	Aradhya Real Estate Private Limited	Subsidiary
4	Arman Builders Private Limited	Subsidiary
5	Atulah Contractors And Constructions Private Limited	Subsidiary
6	Ayush Landcon Private Limited	Subsidiary
7	Be Together Developers Private Limited	Subsidiary
8	Be Together Infra Projects Private Limited	Subsidiary
9	Blackbull Retails Private Limited	Subsidiary
10	Chapal Buildhome Private Limited	Subsidiary
11	Colors Real Estate Private Limited	Subsidiary
12	Dhanu Real Estate Private Limited	Subsidiary
13	FBD Real Grow Private Limited	Subsidiary
14	Giant Dragon Mart Private Limited	Subsidiary
15	Golden Glades Builders Private Limited	Subsidiary
16	Green Planet Colonisers Private Limited	Subsidiary
17	Hamara Ghar Constructions And Developers Private Limited	Subsidiary
18	Hartal Builders And Developers Private Limited	Subsidiary
19	Jagdamba Contractors And Builders Limited	Subsidiary
20	JKB Constructions Private Limited	Subsidiary
21	JRS Projects Private Limited	Subsidiary
22	Kamini Builders And Promoters Private Limited	Subsidiary
23	Kashish Buildtech Private Limited	Subsidiary
24	Khushiyon Ka Ghar Private Limited	Subsidiary
25	Landlord Developers Private Limited	Subsidiary
26	Link Infrastructure And Developers Private Limited	Subsidiary
27	Ludhiana Wholesale Market Private Limited	Subsidiary
28	Mehboob Builders Private Limited	Subsidiary
29	Mehtab Infratech Private Limited	Subsidiary
30	Monarch Villas Private Limited	Subsidiary
31	MR Real Estate Private Limited	Subsidiary
32	National Affordable Housing Limited	Subsidiary
33	Navratan Techbuild Private Limited	Subsidiary
34	Nexten (I) Growth Private Limited	Subsidiary
35	Nexten Infra Growth Private Limited	Subsidiary
36	Nexten Infra Private Limited	Subsidiary
37	Nexten Real Growth Private Limited	Subsidiary
38	Nexten Super Growth Private Limited	Subsidiary
39	Oasis Township Private Limited	Subsidiary
40	Omaxe Be Together Amausi Busport Private Limited	Subsidiary
41	Omaxe Be Together Ayodhya Busport Private Limited	Subsidiary
42	Omaxe Be Together Ghaziabad Busport Private Limited	Subsidiary
43	Omaxe Be Together Kaushambi Busport Private Limited	Subsidiary
44	Omaxe Be Together Lucknow Busport Private Limited	Subsidiary
45	Omaxe Be Together Prayagraj Busport Private Limited	Subsidiary

S. No.	Name of the Company	Type
46	Omaxe Be Together Projects Developers Private Limited	Subsidiary
47	Omaxe Buildhome Limited	Subsidiary
48	Omaxe Buildwell Limited	Subsidiary
49	Omaxe Entertainment Limited	Subsidiary
50	Omaxe Forest Spa And Hills Developers Limited	Subsidiary
51	Omaxe Garv Buildtech Private Limited	Subsidiary
52	Omaxe Heritage Private Limited	Subsidiary
53	Omaxe Hitech Infrastructure Company Private Limited	Subsidiary
54	Omaxe Housing And Developers Limited	Subsidiary
55	Omaxe Indore Developers Limited	Subsidiary
56	Omaxe Infrastructure Limited	Subsidiary
57	Omaxe International Bazaar Private Limited	Subsidiary
58	Omaxe New Amritsar Developers Private Limited	Subsidiary
59	Omaxe New Chandigarh Developers Private Limited	Subsidiary
60	Omaxe New Faridabad Developers Private Limited	Subsidiary
61	Omaxe Next Private Limited	Subsidiary
62	Omaxe Pancham Realcon Private Limited	Subsidiary
63	Omaxe Power Private Limited	Subsidiary
64	Omaxe World Street Private Limited	Subsidiary
65	Omtech Infrastructure And Construction Limited	Subsidiary
66	Pam Developers (India) Private Limited	Subsidiary
67	Panchi Developers Private Limited	Subsidiary
68	Parshwa Veer Builders and Developers Private Limited	Subsidiary
69	PP Devcon Private Limited	Subsidiary
70	Primordial Buildcon Private Limited	Subsidiary
71	Radhika Buildwell Private Limited	Subsidiary
72	Rivaj Infratech Private Limited	Subsidiary
73	Sarthak Landcon Private Limited	Subsidiary
74	Sarva Buildtech Private Limited	Subsidiary
75	Shamba Developers Private Limited	Subsidiary
76	Shikhar Landcon Private Limited	Subsidiary
77	Silver Peak Township Private Limited	Subsidiary
78	Sri Balaji Green Heights Private Limited	Subsidiary
79	Worldstreet Sports Center Limited	Subsidiary
80	Zodiac Housing and Infrastructure Private Limited	Subsidiary
81	Omaxe Capital Development Private Limited	Subsidiary
82	Nexten Township Private Limited	Subsidiary
83	Nexten Cityspace Realty Private Limited	Subsidiary
84	Aadhira Developers Private Limited	Step-subsidiary
85	Aarzoo Technobuild Private Limited	Step-subsidiary
86	Abhas Realcon Private Limited	Step-subsidiary
87	Abheek Builders Private Limited	Step-subsidiary
88	Adesh Realcon Private Limited	Step-subsidiary
89	Anveshan Builders Private Limited	Step-subsidiary
90	Ashok Infrabuild Private Limited	Step-subsidiary
91	Ashray Infrabuild Private Limited	Step-subsidiary
92	Aviral Colonizers Private Limited	Step-subsidiary
93	Bhanu Infrabuild Private Limited	Step-subsidiary

S. No.	Name of the Company	Type
94	Caspian Realtors Private Limited	Step-subsidiary
95	Daman Builders Private Limited	Step-subsidiary
96	Damodar Infratech Private Limited	Step-subsidiary
97	Davesh Technobuild Private Limited	Step-subsidiary
98	Dinkar Realcon Private Limited	Step-subsidiary
99	Ekansh Buildtech Private Limited	Step-subsidiary
100	Ekapad Developers Private Limited	Step-subsidiary
101	Estatelance Developers Private Limited	Step-subsidiary
102	Estatelance Real Estate Private Limited	Step-subsidiary
103	Glacier Agro Food Products Private Limited	Step-subsidiary
104	Hemang Buildcon Private Limited	Step-subsidiary
105	Hiresh Builders Private Limited	Step-subsidiary
106	Kavya Buildtech Private Limited	Step-subsidiary
107	Manit Developers Private Limited	Step-subsidiary
108	Navadip Developers Private Limited	Step-subsidiary
109	NRI City Developers Private Limited	Step-subsidiary
110	Oasis Suncity Realtors Private Limited	Step-subsidiary
111	Omaxe Housing And Infrastructure Limited	Step-subsidiary
112	Omaxe India Trade Centre Private Limited	Step-subsidiary
113	Omaxe Infotech City Developers Limited	Step-subsidiary
114	Radiance Housing And Properties Private Limited	Step-subsidiary
115	Reliable Manpower Solutions Limited	Step-subsidiary
116	RPS Suncity Promoters & Developers Private Limited	Step-subsidiary
117	Rupesh Infratech Private Limited	Step-subsidiary
118	S N Realtors Private Limited	Step-subsidiary
119	Salvatore Infra Buildtech Ltd.	Step-subsidiary
120	Sanvim Developers Private Limited	Step-subsidiary
121	Satkar Colonisers Private Limited	Step-subsidiary
122	Satvik Hitech Builders Private Limited	Step-subsidiary
123	Secure Properties Private Limited	Step-subsidiary
124	Shubh Bhumi Developers Private Limited	Step-subsidiary
125	Tejpal Infra Developers Private Limited	Step-subsidiary
126	Utkrisht Real Estate & Associates Private Limited	Step-subsidiary
127	Dreamze New Faridabad Developers LLP	LLP
128	KSONS Buildwell LLP	LLP
129	Shine Grow New Faridabad LLP	LLP
130	Parkash Omaxe Amusement Park Private Limited	Associate

B. Group Companies Controlled by Omaxe Limited

S. No.	Name of the Company
1	Aanchal Infrabuild Private Limited
2	Abhay Techno Build Private Limited
3	Abhiman Buildtech Private Limited
4	Absolute Infrastructure Private Limited
5	Adil Developers Private Limited
6	Advaita Properties Private Limited
7	Advay Properties Private Limited
8	Agasthya Properties Private Limited

S. No.	Name of the Company
9	Alpesh Builders Private Limited
10	Amber Infrabuild Private Limited
11	Amit Jain Builders Private Limited
12	Amod Builders Private Limited
13	Ananddeep Realtors Private Limited
14	Anant Realcon Private Limited
15	Aneesh Buildtech Private Limited
16	Apoorva Infrabuild Private Limited
17	Arhant Infrabuild Private Limited
18	Aric Infrabuild Private Limited
19	Arjit Builders Private Limited
20	Art Balcony Private Limited
21	Avindra Estate Developers Private Limited
22	Avval Builders Private Limited
23	Balesh Technobuild Private Limited
24	Bali Buildtech Private Limited
25	Bandhu Buildtech Private Limited
26	Beautiful Landbase Private Limited
27	Bhargav Builders Private Limited
28	Bhavesh Buildcon Private Limited
29	Chaitanya Realcon Private Limited
30	Chetan Infrabuild Private Limited
31	Chirag Buildhome Private Limited
32	Cress Propbuild Private Limited
33	Daksh Township Private Limited
34	Deejit Developers Private Limited
35	Deepaalay Realtors Private Limited
36	Deepal Township Private Limited
37	Deepsing Realtors Private Limited
38	Desire Housing and Construction Private Limited
39	Devgar Estate Developers Private Limited
40	Distinctive Infrastructure and Construction Private Limited
41	Dream Technobuild Private Limited
42	Dream Towers Private Limited
43	DVM Realtors Private Limited
44	Excellent Apartments Private Limited
45	Fast Track Buildcon Private Limited
46	Garg And Goel Estate Developers Private Limited
47	Garg Realtors Private Limited
48	Garvish Realtors Private Limited
49	Gaurang Buildcon Private Limited
50	Geet Buildhome Private Limited
51	Girish Buildwell Private Limited
52	Goel Isha Colonisers Private Limited
53	Green Earth Promoters Private Limited
54	Gurmeet Builders Private Limited
55	Hina Technobuild Private Limited
56	Indrasan Developers Private Limited

S. No.	Name of the Company
57	Istuti Realcon Private Limited
58	J.S.M. Enterprises Private Limited
59	Jagat Buildtech Private Limited
60	Jaidev Colonisers Private Limited
61	Jishnu Buildcon Private Limited
62	Jitenjay Realtors Private Limited
63	Jivish Colonisers Private Limited
64	Kanak Buildhome Private Limited
65	Kartik Buildhome Private Limited
66	KBM Constructions Private Limited
67	Kishordeep Realtors Private Limited
68	Krishan Kripa Buildcon Private Limited
69	Laldeep Realtors Private Limited
70	Lavanya Builders Private Limited
71	Lifestyle Township Private Limited
72	Lohith Developers Private Limited
73	Luxury Township Private Limited
74	Mangal Bhumi Properties Private Limited
75	Mangla Villas Private Limited
76	Mankish Colonisers Private Limited
77	Manwal Colonisers Private Limited
78	Meghmala Builders Private Limited
79	Mihir Buildwell Private Limited
80	Milestone Township Private Limited
81	Motto Developers Private Limited
82	Nakul Technobuild Private Limited
83	Naptune Technobuild Projects Private Limited
84	Natraj Colonisers Private Limited
85	Naveenraj Realtors Private Limited
86	Neegar Developers Private Limited
87	New Horizons Township Developers Private Limited
88	Omaxe Affordable Homes Private Limited
89	Omaxe Hotels Limited
90	Omaxe Realtors Limited
91	P N Buildcon Private Limited
92	Parjit Realtors Private Limited
93	Prabal Developers Private Limited
94	Praveen Buildcon Private Limited
95	Praveen Mehta Builders Private Limited
96	PSJ Developers Private Limited
97	Puru Builders Private Limited
98	Ramniya Estate Developers Private Limited
99	Raveendeep Colonisers Private Limited
100	Rocky Valley Resorts Private Limited
101	Sandeep Landcon Private Limited
102	Sandeep Township Private Limited
103	Sangupt Developers Private Limited
104	Sanjit Realtors Private Limited

S. No.	Name of the Company
105	Sankalp Realtors Private Limited
106	Sanya Realtors Private Limited
107	Savim Realtors Private Limited
108	Sentinent Properties Private Limited
109	Shalin Buildwell Private Limited
110	Shantiniwas Developers Private Limited
111	Shardul Builders Private Limited
112	Shashank Buildhome Private Limited
113	Shivshakti Realbuild Private Limited
114	Shreyas Buildhome Private Limited
115	Singdeep Estate Developers Private Limited
116	Smart Buildhome Private Limited
117	Snehal Buildcon Private Limited
118	SNJ Builders Private Limited
119	Source Developers Private Limited
120	Spike Developers Private Limited
121	Starex Projects Private Limited
122	Starshine Realtors Private Limited
123	Stepping Stone Buildhome Private Limited
124	Stronghold Properties Private Limited
125	Subodh Buildwell Private Limited
126	Sumedha Builders Private Limited
127	Sunrise Township Private Limited
128	Sunview Township Private Limited
129	Swapan Sunder Township Developers Private Limited
130	Swapnil Buildhome Private Limited
131	Swarg Sukh Buildhome Private Limited
132	Taru Buildcon Private Limited
133	True Dreams Developers Private Limited
134	True Estate Build Developers Private Limited
135	True Gem Tech Developers Private Limited
136	Tushar Landcon Private Limited
137	Udal Properties Private Limited
138	Umang Buildcon Private Limited
139	Vaibhav Technobuild Private Limited
140	Vaman Buildhome Private Limited
141	Veenish Realtors Private Limited
142	VGSG Realtors Private Limited
143	Vimsan Realtors Private Limited
144	Vineera Colonisers Private Limited

C. Associate Companies (Audited by other auditors)

S. No.	Name of the Company
1	Be Together Music Private Limited
2	Aquarise Developers Private Limited (w.e.f.30.11.2025)

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH, 2026

(Rupees in Crore)

Particulars		Note No.	As at 31 March 2026	As at 31 March 2025
ASSETS				
Non-Current Assets				
a)	Property, Plant and Equipment	1	59.85	480.72
b)	Rights of use assets	2	33.93	45.72
c)	Other Intangible Assets	3	0.10	0.25
d)	Goodwill on consolidation	4	76.32	79.06
e)	Investment in Associates	5A	0.02	0.02
f)	Financial Assets			
	i) Investments	5B	18.38	20.71
	ii) Other Financial Assets	6	148.61	193.66
g)	Deferred Tax Assets (net)	7	817.50	612.33
h)	Non Current Tax Assets (net)	8	226.79	176.67
i)	Other Non-Current Assets	9	6.99	8.72
			1,388.49	**1,617.86**
Current Assets				
a)	Inventories	10	12,315.85	10,997.66
b)	Financial Assets			
	i) Trade Receivables	11	263.49	310.14
	ii) Cash & Cash Equivalents	12	490.38	300.93
	iii) Other Bank Balances	13	418.63	442.99
	iv) Loans	14	-	18.32
	v) Other Financial Assets	15	495.93	350.93
c)	Other Current Assets	16	1,149.55	824.76
	Assets classified as held for sale	16A	-	13.82
			15,133.83	**13,259.55**
TOTAL ASSETS			**16,522.32**	**14,877.41**
EQUITY AND LIABILITIES				
Equity				
a)	Equity Share Capital	17 A	182.90	182.90
b)	Other Equity	18	(1,084.42)	(388.03)
	Non Controlling Interest		8.95	8.89
Liabilities				
Non-Current Liabilities				
a)	Financial Liabilities			
	i) Borrowings	19	1,267.07	499.24
	ii) Lease liabilities	20	22.75	34.95
	iii) Trade Payables	21		
	Total outstanding dues of micro enterprises and small enterprises		-	-
	Total outstanding dues of creditors other than micro enterprises and small enterprises		274.79	296.72
	iv) Other Financial Liabilities	22	137.27	245.09
b)	Other Non Current Liabilities	23	17.62	17.04
c)	Provisions	24	29.48	27.15
			1,748.98	**1,120.19**

(Rupees in Crore)

Particulars		Note No.	As at 31 March 2026	As at 31 March 2025
Current liabilities				
a)	Financial Liabilities			
	i) Borrowings	25	158.10	244.32
	ii) Lease liabilities	26	18.32	17.41
	iii) Trade Payables	27		
	Total outstanding dues of micro enterprises and small enterprises		63.13	48.60
	Total outstanding dues of creditors other than micro enterprises and small enterprises		1,330.00	1,281.42
	iv) Other Financial Liabilities	28	1,139.69	1,008.70
b)	Other Current Liabilities	29	12,949.92	11,339.87
c)	Provisions	30	4.20	3.76
d)	Current tax liabilities (net)	31	2.55	1.03
	Liabilities related to assets held for sale	31A	-	8.35
			15,665.91	**13,953.46**
	TOTAL EQUITY AND LIABILITIES		**16,522.32**	**14,877.41**

Material accounting policies	A
Notes on financial statements	1-65

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
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

CONSOLIDATED STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31 MARCH, 2026

(Rupees in Crore)

Particulars	Note No.	Year Ended 31 March 2026	Year Ended 31 March 2025
Revenue from Operations	32	1,253.40	1,560.99
Other Income	33	86.34	75.98
TOTAL INCOME		**1,339.74**	**1,636.97**
EXPENSES			
Cost of Land, Material Consumed, Construction & Other Related Project Cost	34	2,811.60	2,096.65
Changes in Inventories of Finished Stock & Projects in Progress	35	(1,049.70)	(85.81)
Employee Benefits Expense	36	24.51	24.09
Finance Cost	37	255.11	195.30
Depreciation and Amortization Expense	38	34.51	36.69
Other Expenses	39	162.82	133.80
TOTAL EXPENSES		**2,238.85**	**2,400.72**
Profit/(Loss) before tax		**(899.11)**	**(763.75)**
Tax Expense	40		
Current tax		3.47	2.01
Tax related to earlier years		0.11	0.70
Deferred tax charge / (credit)		(205.90)	(81.33)
Total Tax Expense		**(202.32)**	**(78.62)**
Profit/(Loss) before share of Profit/(Loss) in associates		**(696.79)**	**(685.13)**
Share of profit/(loss) in associates		(0.01)	(0.27)
Profit/(Loss) for the Year (A)		**(696.80)**	**(685.40)**
Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit and Loss			
Remeasurement of the Net Defined Benefit Plans		1.52	(1.46)
Tax on above item		(0.78)	0.37
Equity Instruments at Fair Value through Other Comprehensive Income		(0.32)	1.81
Tax on above Item		0.05	(0.26)
Total Other Comprehensive Income/(loss) (B)		**0.47**	**0.46**
Total Comprehensive Income for the year (comprising of profit/(loss) for the year and other comprehensive income/(loss)) (A+B)		**(696.33)**	**(684.94)**
Net Profit/(Loss) attributable to:			
a) Owners of the Company		(696.86)	(686.00)
b) Non Controlling Interest		0.06	0.60
Other Comprehensive Income/(Loss) attributable to :			
a) Owners of the Company		0.47	0.46
b) Non Controlling Interest		(0.00)	0.00
Total Comprehensive Income/(Loss) attributable to :			
a) Owners of the Company		(696.39)	(685.54)
b) Non Controlling Interest		0.06	0.60
Earning Per Equity Share (face value of Rs. 10/- per share)	41		
Basic (In Rupees)		(38.10)	(37.51)
Diluted (In Rupees)		(38.10)	(37.51)

Material accounting policies A
Notes on financial statements 1-65

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
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2026

A. EQUITY SHARE CAPITAL

Particulars	Number of shares	Rupees in Crore
Balance as at 1 April 2024	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2024	182,900,540	182.90
Changes in equity share capital during 2024-25	-	-
Balance as at 31 March 2025	**182,900,540**	**182.90**
Balance as at 1 April 2025	182,900,540	182.90
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2025	182,900,540	182.90
Changes in equity share capital during 2025-26	-	-
Balance as at 31 March 2026	**182,900,540**	**182.90**

B OTHER EQUITY

(Rupees in Crore)

Description	Attributable to owners of Omaxe Limited									Non-Controlling Interest (B)	Total Equity (A+B)
	Equity Component of Compound Financial Instruments	Reserves and Surplus					Other Comprehensive Income		Total (A)		
		Securities Premium	Capital Reserve	Retained Earnings/ (Deficit)	General Reserve	Changes in equity interest from Non-controlling interest	Remeasurement of Defined Benefit Obligation	Equity Instruments at Fair Value through Other Comprehensive Income			
Balance as at 1 April 2024	**225.22**	**499.61**	**0.08**	**(809.69)**	**395.63**	**(14.80)**	**(1.28)**	**2.74**	**297.51**	**8.50**	**306.01**
Profit/(Loss) for the year	-	-	-	(686.00)	-	-	-	-	**(686.00)**	**0.60**	**(685.40)**
Other Comprehensive Income	-	-	-	-	-	-	(1.09)	1.55	**0.46**	**0.00**	**0.46**
Changes in equity interest from Non- controlling interest	-	-	-	-	-	-	-	-	**-**	**(0.21)**	**(0.21)**
Balance as at 31 March 2025	**225.22**	**499.61**	**0.08**	**(1,495.69)**	**395.63**	**(14.80)**	**(2.37)**	**4.29**	**(388.03)**	**8.89**	**(379.14)**
Balance as at 1 April 2025	**225.22**	**499.61**	**0.08**	**(1,495.69)**	**395.63**	**(14.80)**	**(2.37)**	**4.29**	**(388.03)**	**8.89**	**(379.14)**
Profit/(Loss) for the year	-	-	-	(696.86)	-	-	-	-	**(696.86)**	**0.06**	**(696.80)**
Other Comprehensive Income	-	-	-	-	-	-	0.74	(0.27)	**0.47**	**(0.00)**	**0.47**
Transfer	-	-	-	1.56	-	-	(1.56)	-	**-**	**-**	**-**
Balance as at 31 March 2026	**225.22**	**499.61**	**0.08**	**(2,190.99)**	**395.63**	**(14.80)**	**(3.19)**	**4.02**	**(1,084.42)**	**8.95**	**(1,075.47)**

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
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH, 2026

(Rupees in Crore)

	Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
A	Cash flow from operating activities		
	Profit/(loss) for the year before tax	**(899.11)**	**(763.75)**
	Adjustments for:		
	Depreciation and amortization expense	34.51	36.69
	Interest income	(43.74)	(28.61)
	Interest and finance charges	241.61	181.19
	Interest on lease liability	13.50	14.11
	Unrealised profit	(0.43)	(0.34)
	Bad debts and Provision for doubtful trade receivable, deposits and advances	7.01	1.17
	Liabilities no longer required written back	(25.42)	(32.03)
	Loss/(profit) on sale/ discard of Property, Plant & Equipment	(1.87)	(9.84)
	Profit on sale of investments	(9.48)	-
	Other non cash items	(0.73)	(2.20)
	Operating profit/(loss) before working capital changes	**(684.15)**	**(603.61)**
	Adjustments for working capital		
	Inventories	(275.42)	171.66
	Trade receivable	39.37	36.76
	Loans and advances	(84.34)	(17.63)
	Other financial assets	6.89	(110.14)
	Other non-financial assets	(322.88)	(35.61)
	Trade payable, financial liabilities, other liabilities and provisions	1,584.71	1,615.89
		948.33	**1,660.93**
	Net cash flow from operating activities	**264.18**	**1,057.32**
	Direct tax (paid) / refund (net) including tax paid under protest	(52.19)	(50.65)
	Net cash generated from Operating activities (A)	**211.99**	**1,006.67**
B	Cash flow from investing activities		
	Purchase of Property, Plant & Equipment	(29.56)	(24.09)
	Sale of Property, Plant & Equipment	3.51	16.02
	Purchase of Investment	-	(11.55)
	Movement in other bank balances	2.64	(99.71)
	Proceeds from sale of investments in subsidiary companies	21.66	-
	Loan (given to)/ repaid by others related parties (net)	-	(17.29)
	Loan (given to)/ repaid by others (net)	18.32	(18.32)
	Interest received	43.11	29.23
	Net cash generated from /(used in) investing activities (B)	**59.68**	**(125.71)**
C	Cash flow from financing activities		
	Dividend paid and unpaid dividend deposited	(0.03)	(0.03)
	Interest and finance charges paid	(710.29)	(684.02)
	Repayment of lease liability including interest	(35.16)	(60.04)
	Repayment of borrowings	(490.50)	(358.15)
	Proceeds from borrowings	1,153.76	331.87
	Net cash (used in)/generated from Financing activities (C)	**(82.22)**	**(770.37)**
	Net increase/(decrease) in cash and cash equivalents (A+B+C)	189.45	110.59
	Opening balance of cash and cash equivalents	**300.93**	**190.35**
	Less: Cash & cash equivalents classified as held for sale	-	(0.01)
	Closing balance of cash and cash equivalents	**490.38**	**300.93**

COMPONENTS OF CASH AND CASH EQUIVALENTS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Cash on hand (including stamp in hand)	12.64	12.24
Balance with banks	256.04	223.60
Cheques & Drafts on hand	7.99	6.72
Fixed deposits with banks, having original maturity of three months or less	213.71	58.38
Less: Cash & cash equivalents classified as held for sale	-	(0.01)
Cash and cash equivalents at the end of the year (refer note 12)	**490.38**	**300.93**

RECONCILIATION STATEMENT OF CASH AND BANK BALANCE

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Cash and cash equivalents at the end of the year as per above	**490.38**	**300.93**
Add: Balance with bank in unclaimed dividend accounts	0.02	0.05
Fixed deposits with banks, having remaining maturity for less than twelve months	65.92	143.56
Add: Fixed deposits with banks (pledged/earmarked)	321.59	288.08
Add: Fixed deposit against borrowings	31.10	11.30
Cash and bank balance as per balance sheet (refer note 12 & 13)	**909.01**	**743.92**

DISCLOSURE AS REQUIRED BY IND AS 7

Reconciliation of liabilities arising from financing activities

(Rupees in Crore)

31 March 2026	Opening Balance	Cash flows	Non Cash Changes	Closing balance
Current secured borrowings	4.80	11.14	(0.00)	15.94
Non-Current secured borrowings	558.90	637.60	(6.13)	1,190.37
Current unsecured borrowings	25.35	13.99	1.34	40.68
Non-Current unsecured borrowings	154.51	0.53	23.14	178.18
Total liabilities from financial activities	**743.56**	**663.26**	**18.35**	**1,425.17**

(Rupees in Crore)

31 March 2025	Opening Balance	Cash flows	Non Cash changes	Closing balance
Current secured borrowings	3.50	1.29	0.01	4.80
Non-Current secured borrowings	593.29	(19.62)	(14.77)	558.90
Current unsecured borrowings	15.49	(12.19)	22.05	25.35
Non-Current unsecured borrowings	116.48	4.24	33.79	154.51
Total liabilities from financial activities	**728.76**	**(26.28)**	**41.08**	**743.56**

Material accounting policies (refer note A)
The accompanying notes form an integral part of the 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
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

A Material Accounting Policies:

1 Corporate information

Omaxe Limited (" The Company") and its subsidiaries (collectively referred to as "Group") are mainly into the business of developing real estate properties for residential, commercial and retail purposes. The shares of the Company are listed on the National Stock Exchange of India Limited and the BSE Limited. The registered office of the Company is situated at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001 and Corporate Office is situated at Omaxe House, 7, Local Shopping Centre, Kalkaji, New Delhi-110019.

2 Material Accounting Policies:

(i) Basis of Preparation

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 consolidated financial statements for the year ended 31 March 2026 were approved by the Board of Directors on 15 May, 2026.

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 consolidated financial statements are presented in Rupees and all values are rounded to the nearest crore, except when otherwise indicated. Amount having values less than Rs. 50,000/- are shown as Rs. 0.00 Crore.

(ii) Basis of Consolidation

The consolidated financial statements relates to Omaxe Limited ("the Company") and its subsidiary companies and associates. 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) In case of foreign subsidiaries, revenue items are consolidated at the average rate prevailing during the year. All assets and liabilities are converted at rates prevailing at the end of the year. Any exchange difference arising on consolidation is recognised in the consolidated statement of profit and loss.

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

(f) 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.

(g) 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.

(h) 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.

(i) Investment in Associates has been accounted under the equity method as per IND AS 28 - Investments in Associates and Joint Ventures.

(j) 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.

(iii) 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.

Point of Time:

(a) Real estate projects

The group derives revenue from execution of real estate projects. 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 the 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 standalone 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

Performance obligation is satisfied over time if none of the criteria out of the below three not 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 company has an enforceable right to payment for performance completed to date.

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

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 company 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.

(a) 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.

(b) Lease Rental income

Revenue of Lease 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.

(c) Project Management Fee

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

(d) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis as per terms of the contract.

(e) Income from trading sales

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

(f) Dividend income

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

(iv) Borrowing Cost

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

(v) 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.

Transition to IND AS

On transition to IND AS, the Group elected to fair value land within property, plant and equipment and used its value as deemed cost.

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)
Office Building	60	60
Plant and Machinery Cranes Other items	 15 12	 15 12
Office Equipment	5	5
Furniture and Fixtures	10	10
Vehicles	8-10	8-10
Computers Server Others	 6 3	 6 3

The group based on management estimates depreciates certain item i.e. Shuttering Material and scaffolding over estimated useful life of 5 years considering obsolence 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 derecognized 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.

(vi) 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.

(vii) 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.

(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 joint ventures and associates:

Investment in equity instruments of joint ventures and associates are accounted for at cost in accordance with as per IND AS 27 'Separate Financial Statements'.

(3) Other 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 carried at 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 or loss.

(c) Compound financial instrument

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

(d) Financial guarantee contracts

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

(e) Impairment of financial assets

The 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 54 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 as 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 date 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 have 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 lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.

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

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

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

(v) Stock in trade is valued at lower of cost and net realisable value.

(b) Projects in progress

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

The net realisable value of inventory is estimated selling price less estimated selling expense. The determination of net realisable value of inventory involves estimates based on prevailing market condition, current price and expected date of commencement and completion of project, the estimated future selling price, cost to complete project and selling cost. The company also involves specialist valuer to perform valuation of inventory, whenever required.

(xii) Non-current assets held for sale

The Group classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale/ distribution rather than through continuing use. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales/ distribution of such assets (or disposal groups), its sale is highly probable and it will genuinely be sold, not abandoned. The Group treats sale of the asset or disposal group to be highly probable when:

- The appropriate level of management is committed to a plan to sell the asset (or disposal group);
- An active programme to locate a buyer and complete the plan has been initiated;
- The asset (or disposal group) is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
- The sale is expected to qualify for recognition as a completed sale within one year from the date of classification; and
- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale and disposal groups are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the balance sheet.

Property, plant and equipment and intangible assets once classified as held for sale to owners are not depreciated or amortised.

(xiii) Foreign currency transactions

(a) Functional and presentation currency

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

(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.

(xiv) 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 income.

(xv) 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.

(xvi) Earnings per share

Basic earnings per share are calculated by dividing the net profit 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 net profit 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 shares.

(xvii) Leases

The group have follows IND AS 116 for leases. In accordance with IND AS 116, the group recognises right of use assets representing its right of 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 have elected not to apply the requirements of IND AS 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.

(xviii) Income Tax

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

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

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

(xix) 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 have provided information for both current and comparative period in cash flow statement.

(xx) Significant management judgments in applying accounting policies and estimation of uncertainty

Significant management judgments

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

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

(a) Recognition of deferred tax assets

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

(b) 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.

(c) 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.

(d) Provisions

At each balance sheet date based on 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 judgment.

(e) Inventories

Inventory is stated at the lower of cost or 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.

(f) Revenue from contracts with customers

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

(g) Lease

The group evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires significant judgment. The group uses significant judgment 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 company 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.

(h) 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 date as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

(i) 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

Note 1: PROPERTY, PLANT AND EQUIPMENT

(Rupees in Crore)

Particulars	Land #	Office Building	Plant and Machinery $	Office Equipments	Furniture and Fixtures	Vehicles *	Computers	Total
Gross carrying amount								
Balance as at 1 April 2024	**436.32**	**5.83**	**25.51**	**8.34**	**17.15**	**46.33**	**10.98**	**550.46**
Additions	-	-	7.93	1.46	3.07	9.53	2.10	24.09
Addition due to Acquisition of new Subsidiary	-	-	0.08	0.05	0.31	0.01	0.00	0.45
Disposals	(3.87)	(1.55)	(2.11)	(0.16)	(0.55)	(0.66)	(0.14)	(9.04)
Balance as at 31 March 2025	**432.45**	**4.28**	**31.41**	**9.69**	**19.98**	**55.21**	**12.94**	**565.96**
Balance as at 1 April 2025	**432.45**	**4.28**	**31.41**	**9.69**	**19.98**	**55.21**	**12.94**	**565.96**
Additions	-	-	12.49	2.23	3.31	9.90	1.63	29.56
Addition due to Acquisition of new Subsidiary	-	-	-	-	-	-	-	-
Disposals	(432.45)	-	(3.06)	(0.30)	(0.19)	(6.45)	(0.06)	(442.51)
Balance as at 31 March 2026	**-**	**4.28**	**40.84**	**11.62**	**23.10**	**58.66**	**14.51**	**153.01**
Accumulated depreciation								
Balance as at 1 April 2024	**-**	**3.41**	**13.44**	**6.64**	**11.78**	**30.33**	**8.90**	**74.50**
Addition due to Acquisition of new Subsidiary	-	-	0.00	0.00	0.03	0.00	0.00	0.03
Depreciation charge during the year	-	0.09	3.41	0.94	1.86	5.54	1.73	13.57
Disposals	-	(0.65)	(1.21)	(0.11)	(0.34)	(0.42)	(0.13)	(2.86)
Balance as at 31 March 2025	**-**	**2.85**	**15.64**	**7.47**	**13.33**	**35.45**	**10.50**	**85.24**
Balance as at 1 April 2025	**-**	**2.85**	**15.64**	**7.47**	**13.33**	**35.45**	**10.50**	**85.24**
Addition due to Acquisition of new Subsidiary	-	-	-	-	-	-	-	-
Depreciation charge during the year	-	0.08	4.14	1.17	2.09	7.30	1.56	16.34
Disposals	-	-	(1.88)	(0.28)	(0.11)	(6.10)	(0.05)	(8.42)
Balance as at 31 March 2026	**-**	**2.93**	**17.90**	**8.36**	**15.31**	**36.65**	**12.01**	**93.16**
Net carrying amount as at 31 March 2026	**-**	**1.35**	**22.94**	**3.26**	**7.79**	**22.01**	**2.50**	**59.85**
Net carrying amount as at 31 March 2025	**432.45**	**1.43**	**15.77**	**2.22**	**6.65**	**19.76**	**2.44**	**480.72**

Land of Nil (9.90 Crore) is mortgaged against borrowing (refer note 19.1)

* Vehicles are hypothecated against the vehicle loans (refer note: 19.1)

$ Equipments are hypothecated against the equipment loans (refer note: 19.1)

Note: 1.1

(Rupees in Crore)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Depreciation has been charged to		
- Cost of land, material consumed, construction & other related project cost (refer note 34)	4.14	3.41
- Statement of profit & loss (refer note 38)	12.20	10.16
Total	**16.34**	**13.57**

Note 1.2

Disposal in land includes Rs. 427.82 Crores transferred from Property, Plant and Equipment to Inventory consequent upon change in intended use of such land for development and sale in the ordinary course of the Group's real estate business. Accordingly, the said transfer has been considered as disposal/de-recognition from PPE and recognition under inventories in accordance with the applicable accounting principles and the Company's business model.

The transfer does not represent an external sale of land but an internal reclassification based on management's assessment of future economic benefits and intended utilisation of the land. The land is proposed to be utilized for real estate development activities/projects of the Company.

Note: 1.3

The Group do not have any immovable properties being land classified as Properties, Plant and Equipment as at 31st March, 2026, hence reporting requirement regarding title deed of the immovable property in the name of Company are not applicable to the group.

Note 2: RIGHT OF USE ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Right of use as at beginning of the year	45.72	40.61
Add: Right of use assets added during the year	11.71	33.30
Less: i) Deletion of right of use of assets during the year	1.34	1.83
ii) Depreciation on right of use assets (refer note 38)	22.16	26.36
Right of use as at the end of the year	**33.93**	**45.72**

Note 3: OTHER INTANGIBLE ASSETS

(Rupees in Crore)

Particulars	Software
Gross carrying amount	
Balance as at 1 April 2024	**2.95**
Additions	-
Disposals	-
Balance as at 31 March 2025	**2.95**
Balance as at 1 April 2025	**2.95**
Additions	0.00
Disposals	-
Balance as at 31 March 2026	**2.95**
Accumulated Amortization	
Balance as at 1 April 2024	**2.53**
Charge for the year	0.17
Disposals	-
Balance as at 31 March 2025	**2.70**
Accumulated Amortization	
Balance as at 1 April 2025	**2.70**
Charge for the year	0.15
Disposals	-
Balance as at 31 March 2026	**2.85**
Net carrying amount as at 31 March 2026	**0.10**
Net carrying amount as at 31 March 2025	**0.25**

Note 3.1

(Rupees in Crore)

Particulars	Year Ended March 2026	Year Ended March 2025
Amortization has been charged to		
- Statement of profit & loss (refer note 38)	0.15	0.17
Total	**0.15**	**0.17**

Note 3.2

The estimated amortization for year subsequent to 31-March-2026 are as under:

(Rupees in Crore)

Year Ending	Amortization Expense
31 March 2027	0.10
31 March 2028	0.00
31 March 2029	0.00
31 March 2030	0.00
Total	**0.10**

Note 4: Goodwill on consolidation

Goodwill consist of the followings:-

(Rupees in Crore)

Particulars	As At 31 March 2026	As At 31 March 2025
Balance at the beginning of the year	79.06	47.92
Additional amount recognised from acquisition/ (deletion) during the year (net)	(2.74)	31.14
Impaired during the year	-	-
Balance at the end of the year	**76.32**	**79.06**

The group tests goodwill annually for impairment. Based on reasonable assumptions, the group considers that the recoverable amount of cash generating units would not decrease below its carrying value, hence, no further impairment in the carrying value of goodwill is required.

Note 5A: INVESTMENT IN ASSOCIATES

(Rupees in Crore)

Particulars	Face Value	No. of shares		Amount	
		As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Parkash Omaxe Amusement Park Private Limited	10	5,000	5,000	0.01	0.01
Share of Profit/(loss)				0.00	0.00
Be Together Music Private Limited	10	5,000	5,000	0.01	0.01
Share of Profit/(loss)				(0.00)	(0.00)
Aquarise Developers Private Limited	10	4,000	-	0.00	-
Share of Profit/(loss)				(0.00)	-
Total				**0.02**	**0.02**

Note 5B: NON-CURRENT INVESTMENTS

(Rupees in Crore)

Particulars	Face Value	No. of shares/debenture		Amount	
		As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
Investments In Equity Instruments -Unquoted, Fully Paid up					
at Fair Market Value through OCI					
Delhi Stock Exchange Limited	1	14,96,500	14,96,500	14.08	14.41
Total (A)				**14.08**	**14.41**
Investments In Debentures - unquoted at cost, fully paid up					
0.001% Convertible Debenture of DSR Agro Services Private Limited	10	-	20,00,000	-	2.00
0% Optionally Convertible Debenture of ISG Brands Private Limited	1,00,000	430	430	4.30	4.30
Total (B)				**4.30**	**6.30**
Grand Total (A+B)				**18.38**	**20.71**

Note: 5.1

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Aggregate book value of unquoted investments in associates at amortized cost	0.02	0.02
Aggregate cost of investment in unquoted debentures	4.30	6.30
Aggregated book value of quoted investments measured at Fair value through profit & loss	-	-
Aggregate fair value of quoted investments measured through profit and loss	-	-
Aggregate book value of unquoted investments measured at Fair value through OCI	10.48	10.48
Aggregate fair value of unquoted investments measured at Fair value through OCI	14.08	14.41
Aggregate amount of unrealized gain/ (loss) recognized through OCI	3.60	3.93
Aggregate amount of impairment in value of investment measured at amortised cost	-	-

Note 5.2:

The fair value of investments carried at fair value through OCI has been determined by registered valuer as defined in Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.

Note 5.3:

During the financial year 2023-24, the Group invested 430 Unsecured 0% Optionally Convertible Debentures (OCD) of Rs. 100,000/- each of ISG Brands Private Limited for Rs. 4.30 crore. Major terms and conditions are as below: -

Issue Price	-	At par, i.e. Rs. 100,000/- each OCD
Interest	-	0%
Tenure	-	10 years
Conversion Price	-	Conversion price for conversion of OCDs into equity shares of the Company shall be determined at the time of conversion of the OCD's as per applicable provisions of the Act & Rules
Ranking	-	Equity Shares to be allotted upon conversion of OCD's shall rank pari- passu with the then fully-paid equity shares of face value Rs. 10 each of the Company, in all respects

Note 6: NON CURRENT OTHER FINANCIAL ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured-considered good unless stated otherwise) **Security Deposits**		
Considered Good	15.53	81.23
Credit impaired	1.80	1.80
Less: Allowance for expected credit losses	(1.80)	(1.80)
Bank deposits with maturity of more than 12 months held as margin money	110.75	99.28
Bank deposits with maturity of more than twelve months	0.24	0.23
Interest accrued on deposits & others	0.54	0.30
Fixed deposits against borrowings	10.24	-
Advances recoverable in cash (Unsecured-considered good unless stated otherwise)		
-Considered good	11.31	12.62
-Credit impaired	11.05	11.05
Less: Allowance for expected credit losses	(11.05)	(11.05)
Total	**148.61**	**193.66**

Note 6.1: Movement in allowance for expected credit losses in security deposits:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	1.80	1.80
Movement in allowance for expected credit loss (Net)	-	-
Balance at the end of the year	**1.80**	**1.80**

Note 6.2: Movement in allowance for expected credit losses in advances recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	11.05	11.96
Movement in allowance for expected credit loss (Net)	-	(0.91)
Balance at the end of the year	**11.05**	**11.05**

Note - 7: DEFERRED TAX ASSETS- NET

The movement on the deferred tax account is as follows:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
At the beginning of the year	612.33	530.63
Opening Deferred Tax Assets upon Acquisition of subsidiary	-	0.26
Credit/ (Charge) to statement of profit and loss (refer note 40)	205.90	81.33
Credit/ (Charge) to other comprehensive income	(0.73)	0.11
At the end of the year	**817.50**	**612.33**

Component of deferred tax assets/ (liabilities):

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred Tax Assets		
MAT Credit	1.14	1.14
Unabsorbed business losses	777.30	625.99
Difference Between Book and Tax Base of Property, Plant and Equipment	6.62	6.48
Provisions	31.18	30.32
Others	1.79	1.67
Deferred Tax Liabilities		
On account of conversion of Property, Plant and Equipment into stock in trade	(0.01)	(0.01)
Fair valuation of Property, Plant and Equipment	-	(52.70)
Fair valuation of Equity Investments	(0.52)	(0.56)
Total	**817.50**	**612.33**

Note 7.1

The group has recognized deferred tax assets in respect of losses to the extent of reasonable certainty of their recoverability in near future.

Note 8: NON CURRENT TAX ASSETS (NET)

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Direct tax refundable*	237.97	187.85
Less: Provision for disputed tax demands	11.18	11.18
Total	**226.79**	**176.67**

***Includes Rs. 102.60 Crore (Rs. 99.32 Crore) representing amount deposited under protest against demand raised and pending for appeal at various levels.

Note 9: OTHER NON CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Prepaid Expenses	6.99	8.72
Total	**6.99**	**8.72**

Note 10: INVENTORIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Building Material and Consumables	77.54	59.43
Land	1,610.18	1,359.80
Construction Work In Progress	55.77	60.17
Completed Real Estate Projects	1,081.55	628.51
Project In Progress	9,490.81	8,903.23
	12,315.85	**11,011.14**
Less: Assets classified as held for sale (refer note 16A)	-	(13.48)
Total	**12,315.85**	**10,997.66**

Note 11: TRADE RECEIVABLES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise)		
Considered Good	263.49	310.14
Credit impaired	2.87	2.63
	266.36	**312.77**
Less: Allowance for expected credit loss	2.87	2.63
Total	**263.49**	**310.14**

Note 11.1: Due to related party included in trade receivable are as under

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Inesh Buildcon Private Limited	-	0.16
Total	**-**	**0.16**

Note 11.2: Movement in allowance for expected credit loss in trade receivables:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	2.63	2.39
Movement in allowance for expected credit loss (Net)	0.24	0.24
Balance at the end of the year	**2.87**	**2.63**

The concentration of credit risk is limited due to large and unrelated customer base.

Note 11.3: Ageing of Trade Receivables as at 31 March 2026 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from 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 Receivables-considered good	176.52	8.66	7.81	8.41	1.26	42.68	**245.34**
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	**-**
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	**-**
Disputed Trade Receivables-considered good	7.28	-	-	0.20	0.69	12.85	**21.02**
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	**-**
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	**-**
Total	**183.80**	**8.66**	**7.81**	**8.61**	**1.95**	**55.53**	**266.36**
Less: Allowance for expected credit loss	-	-	0.08	0.11	0.05	2.63	**2.87**
Total	**183.80**	**8.66**	**7.73**	**8.50**	**1.90**	**52.90**	**263.49**

Note 11.4: Ageing of Trade Receivables as at 31 March 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from 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 Receivables- considered good	200.09	13.34	7.17	2.66	5.05	59.03	**287.34**
Undisputed Trade Receivables- which have significant increase in credit risk	-	-	-	-	-	-	**-**
Undisputed Trade Receivables- credit impaired	-	-	-	-	-	-	**-**
Disputed Trade Receivables- considered good	6.69	0.00	0.50	-	0.04	18.20	**25.43**
Disputed Trade Receivables- which have significant increase in credit risk	-	-	-	-	-	-	**-**
Disputed Trade Receivables- credit impaired	-	-	-	-	-	-	**-**
Total	**206.78**	**13.34**	**7.67**	**2.66**	**5.09**	**77.23**	**312.77**
Less: Allowance for expected credit loss	-	-	-	-	-	2.63	**2.63**
Total	**206.78**	**13.34**	**7.67**	**2.66**	**5.09**	**74.60**	**310.14**

Note 11.5: Trade Receivables are non-interest bearing and are generally on terms as per contract / agreement.

Note 12: CASH AND CASH EQUIVALENTS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balances With Banks:-		
In Current Accounts	256.04	223.60
In Deposit Account With Maturity Of Less Than Three Months	213.71	58.38
Cheques Drafts On Hand	7.99	6.72
Cash on Hand	12.59	12.19
Stamp on Hand	0.05	0.05
	490.38	**300.94**
Less : Asset classified as held for sale (refer note 16A)	-	(0.01)
Total	**490.38**	**300.93**

Note 13: OTHER BANK BALANCES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
In Earmarked Accounts		
In Unpaid Dividend Account	0.02	0.05
Deposit with maturity of more than three months but less than twelve months		
Pledge / Earmarked	321.59	288.08
Against Borrowings	31.10	11.30
Others	65.92	143.56
Total	**418.63**	**442.99**

Note 14: CURRENT LOANS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise)		
Loan to Others	-	18.32
Total	**-**	**18.32**

Note 14.1: Loans to others related parties are interest free. The loans have been granted for the purpose of business and for meeting their business requirements for furtherance of real estate business of group.

Note 15: CURRENT OTHER FINANCIAL ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Security Deposits		
Considered Good	170.69	20.65
Credit impaired	0.36	0.36
Less: Allowance for expected credit losses	(0.36)	(0.36)
Interest Accrued on Deposits & Others	2.74	2.36
Advance Recoverable in Cash (Unsecured considered good unless stated otherwise)		
- From Others	149.79	204.87
Credit Impaired		
- From Others	41.44	41.61
Less: Allowance for expected credit losses	(41.44)	(41.61)
Other receivables		
- Other receivables	165.85	120.15
Credit impaired		
- Receivable against sale of investment considered doubtful	7.80	7.80
Less: Allowance for expected credit losses	(7.80)	(7.80)
Unbilled Receivable	6.86	2.90
Total	**495.93**	**350.93**

Note 15.1: Movement in allowance for expected credit losses for security deposits:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	0.36	0.27
Movement in allowance for expected credit loss (Net)	-	0.09
Balance at the end of the year	**0.36**	**0.36**

Note 15.2: Movement in allowance for expected credit losses for advance recoverable in cash:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	41.61	40.14
Movement in allowance for expected credit loss (Net)	-	1.47
Written off out or provisions	(0.17)	-
Balance at the end of the year	**41.44**	**41.61**

Note 15.3: Movement in allowance for expected credit losses for receivables:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	7.80	7.80
Movement in allowance for expected credit loss (Net)	-	-
Balance at the end of the year	**7.80**	**7.80**

Note 15.4:

Advance given to others are interest free and have been given for furtherance of real estate business.

Note 16: OTHER CURRENT ASSETS

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
(Unsecured considered good unless stated otherwise)		
Advance against goods, services and others		
- Others considered good	964.45	682.72
- Other related parties	4.05	-
Credit Impaired		
- Others	1.56	1.67
-Less: Allowance for expected credit losses	(1.56)	(1.67)
	968.50	**682.72**
Balance With Government / Statutory Authorities	173.86	134.58
Prepaid Expenses	7.19	7.79
	1,149.55	**825.09**
Less: Assets classified as held for sale (refer note 16A)	-	(0.33)
Total	**1,149.55**	**824.76**

Note 16.1: Movement in allowance for expected credit losses for advances against goods, services and others:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	1.67	11.79
Movement in allowance for expected credit loss (Net)	(0.11)	(10.12)
Balance at the end of the year	**1.56**	**1.67**

Note 16A: ASSETS CLASSIFIED AS HELD FOR SALE

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Inventories	-	13.48
Cash & Cash Equivalent	-	0.01
Other Current Assets	-	0.33
Total	**-**	**13.82**

Note 17 A: EQUITY SHARE CAPITAL

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Authorised		
21,00,00,000 (21,00,00,000) Equity Shares of Rs.10 Each	210.00	210.00
	210.00	**210.00**
Issued, Subscribed & Paid Up		
18,29,00,540 (18,29,00,540) Equity Shares of Rs.10 Each Fully Paid Up	182.90	182.90
	182.90	**182.90**

Note-17.1

Reconciliation of the equity shares outstanding at the beginning and at the end of the year

Particulars	As at 31 March 2026		As at 31 March 2025	
Equity Shares of Rs. 10 each fully paid up	Numbers	Rupees in Crore	Numbers	Rupees in Crore
Shares outstanding at the beginning of the year	18,29,00,540	182.90	18,29,00,540	182.90
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	**18,29,00,540**	**182.90**	**18,29,00,540**	**182.90**

Note-17.2

Terms/rights attached to shares

Equity

The company has only one class of equity shares having a face value of Rs. 10 per share. Each holder of equity shares is entitled to one vote. The company declares and pays dividend in Indian Rupees. The dividend proposed by 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. The distribution will be in proportion to the number of equity shares held by the respective shareholders.

Note-17.3

Shares held by holding company and subsidiary of holding Company in aggregate

Name of Shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares held	Rupees in Crore	Number of shares held	Rupees in Crore
Equity Shares				
Guild Builders Private Limited (Holding Company)	11,62,73,971	116.27	11,62,73,971	116.27
Dream Home Developers Private Limited (Fellow Subsidiary Company)	89,25,117	8.93	89,25,117	8.93

Note-17.4

Detail of shareholders holding more than 5% shares in capital of the company

Equity Shares

Name of Shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57

Note-17.5

The Company has not allotted any other fully paid equity shares except as above pursuant to contract(s) without payment being received in cash and has neither allotted any fully paid up equity shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

Note - 17.6

Shareholding of promoter

Shares held by promoter as at 31 March 2026

Promoter Name	Shares held by promoters				% Change during the year
	As at 31 March 2026		As at 31 March 2025		
	No. of Shares	% of Total Shares	No. of Shares	% of Total Shares	
Rohtaas Goel	45,50,120	2.48	45,50,120	2.48	
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,79,060	0.48	8,79,060	0.48	-
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	15,33,250	0.84	-
Mohit Goel	15,33,250	0.84	15,33,250	0.84	-
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	**74.14**	**13,56,06,918**	**74.14**	-

Shares held by promoter as at 31 March 2025

Promoter Name	Shares held by promoters				% Change during the year
	As at 31 March 2025		As at 31 March 2024		
	No. of Shares	% of Total Shares	No. of Shares	% of Total Shares	
Rohtaas Goel	45,50,120	2.48	12,14,000	0.66	1.82
Rohtas Goel HUF	13,500	0.01	13,500	0.01	-
Sushma Goel	8,79,060	0.48	8,44,560	0.46	0.02
Sunil Goel #	-	-	33,36,120	1.82	-1.82
Seema Goel #	-	-	21,000	0.01	-0.01
Sunil Goel HUF #	-	-	13,500	0.01	-0.01
Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55	-
Rekha Goel	9,00,000	0.49	9,00,000	0.49	-
Jatin Goel	15,33,250	0.84	15,33,250	0.84	-
Mohit Goel	15,33,250	0.84	15,33,250	0.84	-
Guild Builders Private Limited	11,62,73,971	63.57	11,62,73,971	63.57	-
Dream Home Developers Private Limited	89,25,117	4.88	89,25,117	4.88	-
	13,56,06,918	**74.14**	**13,56,06,918**	**74.14**	

Mr. Sunil Goel, Mrs. Seema Goel and Sunil Goel HUF have been reclassified from the Promoter category to the Public category with effect from August 21, 2025.

Note 17 B: PREFERENCE SHARE CAPITAL

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Authorised		
35,00,00,000 (35,00,00,000) Preference Shares of Rs.10 Each	350.00	350.00
	350.00	**350.00**

Note 18: OTHER EQUITY

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Equity component of compound financial instruments	225.22	225.22
Reserve and Surplus		
Securities Premium	499.61	499.61
Capital Reserve	0.08	0.08
Retained Earnings/ (Deficit)	(2,190.99)	(1,495.69)
Changes in equity interest from Non controlling interest	(14.80)	(14.80)
General Reserve	395.63	395.63
Other comprehensive income		
Remeasurement of defined benefit obligation	(3.19)	(2.37)
Equity instrument at fair value through Other comprehensive income	4.02	4.29
Total	**(1,084.42)**	**(388.03)**

Movement of other equity is as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Equity component of compound financial instruments	**225.22**	**225.22**
Reserve and Surplus		
Securities premium	**499.61**	**499.61**
Capital Reserve		
As per last balance sheet	0.08	0.08
Add: Transferred from deferred tax liability	-	-
Less: Transfer to other income on account of capital profit pursuant to Sec 45(2) of Income Tax Act, 1956	-	-
Balance at the end of the year	**0.08**	**0.08**
Retained Earnings (Deficit)		
Profit/(Loss) as per last balance sheet	(1,495.69)	(809.69)
Add: Net profit/(loss) for the current year	(696.86)	(686.00)
Add: Transfer from remeasurement of defined benefit obligation	1.56	-
Profit/(Loss) available for appropriation	**(2,190.99)**	**(1,495.69)**
General reserve	**395.63**	**395.63**
Changes in equity interest from Non-controlling interest		
Balance at the beginning of the year	(14.80)	(14.80)
Add: difference between amount of NCI and fair value of consideration paid for acquisition of balance equity	-	-
Balance at the end of the year	**(14.80)**	**(14.80)**
Other comprehensive income		
Remeasurement of defined benefit obligation		
As per last balance sheet	(2.37)	(1.28)
Add: Current year transfer	0.74	(1.09)
Less: Transfer to retained earning	1.56	-
Balance at the end of year	**(3.19)**	**(2.37)**
Equity instrument at fair value through Other comprehensive income		
As per last balance sheet	4.29	2.74
Add: Current year transfer	(0.27)	1.55
Balance at the end of year	**4.02**	**4.29**
Total	**(1,084.42)**	**(388.03)**

Nature and Purposes of Reserve forming part of Other Equity

a) **Equity component of compound financial instruments-** represents equity component of 0.10% Non-Cumulative, Non-Convertible, Redeemable Preference Share.

b) **Securities Premium-** Securities premium represents amount received in excess of face value of shares and can be utilized for the purposes and in the manner as mentioned in Section 52 of Companies Act, 2013.

c) **Capital Reserve-** This reserve is created due to transfer to other income on account of capital profit pursuant to sec 45(2) of Income Tax Act, 1961.

d) **Retained Earnings/ (Deficit) -** This reserve represents accumulated earnings/(Deficit) of the Company as at the balance sheet date.

e) **Changes in equity interest from non-controlling interest-**This represent difference of purchase price and value of equity interest acquired from other shareholders.

f) **General Reserve-** The General Reserve is a free reserve which is used from time to time to transfer profit from / to retained earnings for appropriation purpose. As the general reserve is created by transfer from one component of equity to another and is not an item of other comprehensive income, item included in general reserve will not be reclassified subsequently to statement of Profit & Loss._

g) **Other comprehensive income-** The Company has elected to recognize changes in the fair value of investment in equity securities and remeasurement of defined benefit obligation in other comprehensive income.

Note 19: BORROWINGS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Secured		
Debentures		
633 (PY 659) Unlisted, Unrated, Senior, Secured Non-Convertible debentures of Rs. 10.00 Lakh each	63.30	65.90
5,680 (PY 6,240) Unlisted, Unrated, Senior, Secured Non-Convertible debentures of Rs. 1.00 Lakh each	56.80	62.40
43,100 (PY Nil) Unlisted, Senior, Secured, Redeemable Non-Convertible debentures of Rs. 1.00 Lakhs each	426.51	-
5,000 (PY Nil) Unlisted, Senior, Secured, Redeemable Non-Convertible debentures of Rs. 1.00 Lakhs each	50.00	-
1,900 (PY Nil) Senior, Secured, Rated, Listed, Redeemable, Guaranteed, Non-Convertible debentures of Rs. 1.00 Lakhs each	19.00	-
Term Loans		
Banks	18.21	19.24
Non Banking Financial Companies	307.25	202.15
Trust	150.00	-
Vehicle & Equipment Loan	14.01	12.49
	1,105.08	**362.18**
Unsecured loans		
Term Loan from Non Banking Financial Companies	2.58	0.79
Preference Capital		
250,000,000 (250,000,000) 0.1% Non-Cumulative, Non Convertible, Redeemable Preference Share Capital of Rs 10 Each	159.41	136.27
Total	**1,267.07**	**499.24**

Note 19.1: Nature of security of long term borrowings are as under:

(Rupees in Crore)

S. No.	Particulars	Amount outstanding As at		Current Maturity	
		31 March 2026	31 March 2025	31 March 2026	31 March 2025
	Secured				
1	Unlisted, Unrated, Senior, Secured Non-Convertible debentures are secured by way of equitable mortgage on project land & all structure there upon and Hypothecation of receivables of the projects. These are further secured by personal guarantee of Promoter(s) of the Group and corporate guarantee of Promoter Company and its subsidiaries.	120.10	128.30	-	-
2	Unlisted, Senior, Secured, Redeemable Non-Convertible debentures are secured by way of equitable mortgage on project land & all structure there upon and Hypothecation of cash flows and movable assets of the projects of the Company and its subsidiary Company. These are further secured by personal guarantee of Promoter(s) of the holding Company namely Omaxe Limited and corporate guarantee of holding and Subsidiary Companies. These are further secured by first ranking pledge over the shares of the Subsidiary Companies.	426.51	-	-	-
3	Unlisted, Senior, Secured, Redeemable Non-Convertible debentures are secured by way of equitable mortgage on project land & all structure there upon and Hypothecation of cash flows and movable assets of the projects of the Company and its subsidiary Company. These are further secured by personal guarantee of Promoter(s) of the holding Company namely Omaxe Limited and corporate guarantee of holding and Subsidiary Companies. These are further secured by first ranking pledge over the shares of the Subsidiary Companies.	50.00	-	-	-
4	Senior, Secured, Rated, Listed, Redeemable, Guaranteed, Non-Convertible debentures are listed on Bombay Stock Exchange (BSE). These NCDs are secured by way of equitable mortgage on project land & all structure there upon and Hypothecation of cash flows and movable assets of the projects of the Company and its holding Company. These are further secured by personal guarantee of Promoter(s) of the holding of holding Company namely Omaxe Limited and corporate guarantee of promoter Company, holding and Subsidiary Companies. These are further secured by first ranking pledge over the shares of the Company and its Subsidiary Companies.	19.00	-	-	-
5	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 personal guarantee of promoter(S) of holding company and corporate guarantee of holding company and subsidiary Companies	20.39	176.01	2.18	156.77
6	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 and subsidiary companies and personal guarantee of Promoter(s) of the group.	381.90	236.35	74.65	34.20

S. No.	Particulars	Amount outstanding As at		Current Maturity	
		31 March 2026	31 March 2025	31 March 2026	31 March 2025
7	Term loan from unrelated Family Trust are secured by equitable mortgage of project properties of the subsidiary companies and corporate guarantees of such companies.	150.00	-	-	-
8	Term loan from housing finance companies are secured by equitable mortgage of project land & hypothecation of receivables of the company/ subsidiary/ associate company and pledge of shares of subsidiary company and shares of the company held by promoter / promoter companies and corporate guarantee of such companies. Term loan from housing finance companies are further secured by personal guarantee of director(s) of the Company.	-	0.00	-	-
9	Vehicle & Equipment loans are secured by hypothecation of the vehicles / plant & machinery purchased there against.	22.47	18.23	8.46	5.74
	Unsecured				
10	Loan from non-banking financial companies are secured by pledge of shares of the company held by promoter / promoter companies, personal guarantee of director(s) of the company and corporate guarantee of promoter/ subsidiary companies	18.77	18.25	16.19	17.46
11	The Company has one class of non-convertible redeemable preference shares and having a par value of Rs. 10 per share. The preference shares carry a right to preferential dividend of 0.1 % per annum in relation to capital paid on them and are redeemable upon 20 years from the date of allotment with call and put option for redemption after 10 years from the date of allotment. The redemption of preference share shall be at a premium of 6% per annum from the date of allotment over and above the total issue price per preference share and premium will be prorate/ proportionate to the period of holding of these shares. As the aforesaid preference shares carry nominal rate of preference dividend and premium on redemption, therefore, on transition to IND AS, these has been considered as compound financial instrument, which has been bifurcated into liability and equity components. In subsequent years, the liability part is increased with the notional interest computed using effective interest rate and said interest is charged to statement of profit and loss. Further, the premium payable on redemption of preference shares shall be provided out of the profit of the company or out of securities premium before the preference shares are redeemed. The company has chosen to pay premium on such redemption out of securities premium account, therefore, no appropriation out of profit have been made. The terms and conditions may be modified/ varied/ amended with due approval.	159.41	136.27	-	-
	Total	**1,368.55**	**713.41**	**101.48**	**214.17**
	Less: Current maturities of long term borrowing (refer note no. 25)	101.48	214.17		
	Total	**1,267.07**	**499.24**		

Note 19.2: The year wise repayment schedule of long term borrowing:

(Rupees in Crore)

Particulars	outstanding As at 31 March 2026	Years wise repayment schedule				
		within 1 year	1 -2 year	2-3 year	3-6 year	more than 6 years
Secured						
Debentures						
Unlisted, Unrated, Senior, Secured Non-Convertible debentures	120.10	-	56.80	-	63.30	-
Unlisted, Senior, Secured, Redeemable Non-Convertible debentures	426.51	-	-	426.51	-	-
Unlisted, Senior, Secured, Redeemable Non-Convertible debentures	50.00	-	-	-	50.00	-
Senior, Secured, Rated, Listed, Redeemable, Guaranteed, Non-Convertible debentures	19.00	-	-	-	19.00	-
Term loans						
Banks	20.39	2.18	2.33	2.55	13.33	-
Non-banking financial companies	381.90	74.65	114.08	114.92	78.25	-
Trust	150.00	-	150.00	-	-	-
Vehicle loans	22.47	8.46	6.29	4.47	3.25	-
Unsecured						
Non Banking Financial Companies	18.77	16.19	2.58	-	-	-
Preference Capital						
0.1% Non-Cumulative, Non Convertible, Redeemable Preference Share Capital of Rs. 10 each	159.41	-	-	-	-	159.41
Total Long Term Borrowings	**1,368.55**	**101.48**	**332.08**	**548.45**	**227.13**	**159.41**

Note 19.3: The group is regular in repayment of principal and interest to Bank, Non-Banking Financial Companies, Housing Finance Companies as per stipulation and there are no defaults in repayment of principal and interest to any lender as at the balance sheet date.

Note 19.4: The group has not been declared as willful defaulter by any Bank or any Government Authorities.

Note 19.5: The loans taken by the group during the year have been utilized for the purpose for which they were obtained.

Note 19.6: Funds raised by the group on short term loan have not been used for long term purposes.

Note 19.7: The group have not raised any funds from Banks / Non-Banking Financial Companies / Housing Finance Company and from any other entity or person on account of or to meet the obligations of Subsidiaries / Joint Venture or Associates except the terms of the sanction.

Note 19.8: There are no charges to be registered or satisfaction of charges which are yet to be satisfied beyond statutory period.

Note 20: NON-CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Lease Liabilities (refer note no. 48)	22.75	34.95
Total	**22.75**	**34.95**

Note 21: NON CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Total outstanding dues of micro enterprises and small enterprises		
Other Trade Payables due to micro enterprises and small enterprises	-	-
Total (A)	**-**	**-**
Total outstanding dues of creditors other than micro enterprises and small enterprises		
Deferred payment liabilities		
- In respect of land purchased on deferred credit terms from authorities	68.86	233.31
- In respect of development & other charges to be paid on deferred credit terms to authorities [secured to the extent of Rs. 23.54 Crore (PY Rs. 1.12 Crore) by way of hypothecation of project properties]	205.93	63.41
Total (B)	**274.79**	**296.72**
Total (A+B)	**274.79**	**296.72**

Note 21.1

The non-current trade payables are payable after 31 March 2027, hence not due for payment as at 31st March, 2026, therefore ageing of non-current trade payables has not been given.

Note 21.2

Deferred Payment Liabilities in respect of development and other charges payable to various authorities are to be settled in accordance with terms of payment.

Note 22: NON CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Security deposits received	82.47	83.53
Rebates payable to customers	2.00	13.89
Interest accrued but not due on borrowings	26.18	18.31
Rent Payable	26.62	129.36
Total	**137.27**	**245.09**

Note 23: OTHER NON CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred Income	17.62	17.04
Total	**17.62**	**17.04**

Note 24: PROVISIONS – NON CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for Employee Benefits		
Leave Encashment	6.99	6.71
Gratuity	22.49	20.44
Total	**29.48**	**27.15**

Note 25: BORROWINGS - CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Secured		
Loan against Fixed Deposits	15.94	4.80
Total (A)	**15.94**	**4.80**
Unsecured loans		
Promoter Companies (Repayable On Demand)	40.37	23.88
Other loan from directors	-	0.02
Others (repayable on demand)	0.05	1.19
Inter Corporate Loan	0.26	0.26
Total (B)	**40.68**	**25.35**
Total (A+B)	**56.62**	**30.15**
Current maturities of long-term borrowings (refer note no. 19.1)	101.48	214.17
Grand Total	**158.10**	**244.32**

Note 25.1:

Nature of security of Short Term Borrowings are as under:

(Rupees in Crore)

Particulars	Amount Outstanding	
	As at 31 March 2026	As at 31 March 2025
Secured		
Loan against Fixed Deposits	15.94	4.80
Unsecured		
Inter corporate loans from promoter companies (repayable on demand)	40.37	23.88
Loans from directors (repayable on demand)	-	0.02
Other unsecured loans (repayable on demand)	0.05	1.19
Inter Corporate Loan	0.26	0.26
Total	**56.62**	**30.15**

Note 26: CURRENT LEASE LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Lease Liabilities (refer note no. 48)	18.32	17.41
Total	**18.32**	**17.41**

Note 27: CURRENT TRADE PAYABLES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Total outstanding dues of micro enterprises and small enterprises		
Other Trade Payables due to micro enterprises and small enterprises	63.13	48.60
Total (A)	**63.13**	**48.60**
Total outstanding dues of creditors other than micro enterprises and Small enterprises		
Deferred Payment Liabilities		
- In respect of land purchased on deferred credit terms from authorities	487.58	498.49
- In respect of development & other charges to be paid on deferred credit terms to authorities [secured to the extent of Rs. 7.83 crore (PY Rs. 0.47 crore) by way of hypothecation of project properties]	213.65	298.48
- Others	628.77	484.46
Less: Liabilities classified as held for sale (refer note 31A)	-	(0.01)
Total (B)	**1,330.00**	**1,281.42**
Total (A+B)	**1,393.13**	**1,330.02**

Note-27.1

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 group, on the basis of information and records available.

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
The principal amount due thereon remaining unpaid to any supplier as at the end of each accounting year	63.13	48.60
The interest due thereon remaining unpaid to any supplier as at the end of each accounting year	3.48	1.75
Payment made to suppliers (other than interest) beyond appointed day during the year	86.62	49.82
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed by during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment but without adding the interest specified under the MSMED Act, 2006	4.61	1.22
The amount of interest accrued and remaining unpaid at the end of the accounting year	10.63	7.82
The amount of further interest remaining due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act 2006	3.41	(1.04)

Note-27.2: Ageing of Trade Payables Outstanding as at 31 March, 2026 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	19.42	40.84	2.45	0.27	0.15	**63.13**
Others	496.42	470.66	76.30	51.25	235.37	**1,330.00**
Disputed dues-MSME	-	-	-	-	-	**-**
Disputed dues-Others	-	-	-	-	-	**-**
Total	**515.84**	**511.50**	**78.75**	**51.52**	**235.52**	**1,393.13**

Note-27.3: Ageing of Trade Payables Outstanding as at 31 March, 2025 is as follows:

(Rupees in Crore)

Particulars	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	11.71	34.83	1.40	0.25	0.41	**48.60**
Others	443.57	387.20	96.72	46.56	307.37	**1,281.42**
Disputed dues-MSME	-	-	-	-	-	**-**
Disputed dues-Others	-	-	-	-	-	**-**
Total	**455.28**	**422.03**	**98.12**	**46.81**	**307.78**	**1,330.02**

Note 28: CURRENT OTHER FINANCIAL LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Interest Accrued But Not Due On Borrowings	8.90	2.04
Rebate Payable	2.44	-
Rent Payable	131.90	149.28
Interest on Trade Payables	664.07	559.64
Security Deposit Received	62.67	87.54
Dues to Directors	1.01	0.93
Payable to employees	15.90	14.19
Other Liabilities	252.43	194.66
Unpaid Dividend *	0.02	0.05
Unpaid Matured Deposits *	0.35	0.37
Total	**1,139.69**	**1,008.70**

* There are no amounts due, which are required to be transferred to Investor Education and Protection Fund by the group.

Note 29: OTHER CURRENT LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Statutory Dues Payable	42.36	34.23
Deferred Income	2.73	2.36
Other Liability (Contract Liability)	0.01	-
Advance from customers and others		
-From Related Parties	54.48	53.82
-From Others	12,850.34	11,257.80
	12,949.92	**11,348.21**
Less: Liabilities classified as held for sale (refer note 31A)	-	(8.34)
Total	**12,949.92**	**11,339.87**

Note 30: PROVISIONS – CURRENT

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Provision for Employee Benefits		
Leave Encashment	1.37	1.19
Gratuity	2.24	1.55
Others		
Provision for unrealised profit	0.59	1.02
Total	**4.20**	**3.76**

Note 31: CURRENT TAX LIABILITIES

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Current Tax Liabilities	2.55	1.03
Total	**2.55**	**1.03**

Note 31A: LIABILITIES RELATED TO ASSETS HELD FOR SALE

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Current Trade Payable	-	0.01
Other Current Liabilities	-	8.34
Total	**-**	**8.35**

Note 32: REVENUE FROM OPERATIONS

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Income From Real Estate Projects	1,155.46	1,456.83
Income From Trading Goods	7.54	7.72
Income From Construction Contracts	35.71	4.42
Other Operating Revenue	54.69	92.02
Total	**1,253.40**	**1,560.99**

Note 32.1: Timing of revenue recognition:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Revenue recognition at a point of time	1,140.00	1,438.92
Revenue recognition over period of time	113.40	122.07
Total revenue from contracts with customers	**1,253.40**	**1,560.99**

Note 32.2: Disaggregation of revenue is as below:-

(Rupees in Crore)

Nature of Revenue	Year Ended 31 March 2026			Year Ended 31 March 2025		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	1,155.46	17.24	1,172.70	1,456.83	11.34	1,468.17
Trading	7.54	-	7.54	7.72	-	7.72
Others	35.71	37.45	73.16	4.42	80.68	85.10
Total	**1,198.71**	**54.69**	**1,253.40**	**1,468.97**	**92.02**	**1,560.99**

Note 32.3

The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 16,779.48 crore (Rs. 10,649.66 crore) 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 group are operating.

Note 32.4 Advance against unsatisfied (or partially satisfied) performance obligations:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Advances at beginning of the year	11,311.62	9,535.65
Add: Advances received during the year (net)	2,846.60	3,336.96
Less: Revenue recognised during the year	1,253.40	1,560.99
Advances at the end of the year	12,904.82	11,311.62

Note 32.5 Reconciliation of revenue recognised with the contracted price is as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Contracted price	1,355.42	2,003.20
Reduction towards variable consideration components	102.02	442.21
Revenue recognized	**1,253.40**	**1,560.99**

Note 33: OTHER INCOME

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Interest Income		
On Bank Deposits	36.25	23.57
Others	7.38	4.95
Liabilities No Longer Required Written Back (Net)	25.42	32.03
Profit on Sale of Property, Plant and Equipment	1.87	9.84
Profit on sale of Investment	9.48	-
Miscellaneous Income	3.59	3.30
Gain on financial assets/liabilities carried at amortised cost	2.35	2.29
Total	**86.34**	**75.98**

Note 34: COST OF LAND, MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Inventory at the beginning of the year		
Building Materials and Consumables	59.43	48.91
Land	1,359.80	1,354.33
	1,419.23	**1,403.24**
Building Materials and Consumables of subsidiary company acquired during the year	-	1.09
Land of subsidiary company acquired/(ceased) during the year	-	6.01
	1,419.23	**1,410.34**
Add: Incurred during the year		
Land, Development and Other Rights	595.08	435.25
Land transferred from Property, Plant and Equipment to Inventory (refer note 1.2)	427.82	-
Building Materials Purchases	323.49	331.64
Construction Cost	633.41	501.03
Lease Rent	156.89	130.90

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Employee Cost	183.10	173.30
Rates And taxes	3.52	61.08
Administration Cost	114.26	167.80
Depreciation on Property, Plant and Equipment	4.14	3.41
Power & Fuel and Other Electrical Cost	31.87	37.89
Repairs & Maintenance-Plant & Machinery	0.33	0.29
Finance Cost	606.18	262.95
	3,080.09	**2,105.54**
Less: Inventory at the end of the year		
Building Materials and Consumables	77.54	59.43
Land	1,610.18	1,359.80
	1,687.72	**1,419.23**
Total	**2,811.60**	**2,096.65**

Note 35: CHANGES IN INVENTORIES OF FINISHED STOCK AND PROJECT IN PROGRESS

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Inventory at the beginning of the year		
Completed Real Estate Projects	628.51	719.28
Construction Work In Progress	60.17	32.69
Projects In Progress	8,903.23	8,354.04
	9,591.91	**9,106.01**
Projects In Progress of subsidiary company Acquired/ceased during the year	(13.48)	400.09
	9,578.43	**9,506.10**
Inventory at the end of the year		
Completed Real Estate Projects	1,081.55	628.51
Construction Work In Progress	55.77	60.17
Projects In Progress	9,490.81	8,903.23
	10,628.13	**9,591.91**
Changes In Inventory	**(1,049.70)**	**(85.81)**

Note 36: EMPLOYEE BENEFITS EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Salaries, Wages, Allowances and Bonus	190.19	180.73
Contribution To Provident and Other Funds	3.07	2.87
Directors Remuneration	10.56	10.51
Staff Welfare Expenses	3.79	3.28
	207.61	**197.39**
Less: Allocated to Projects	183.10	173.30
Total	**24.51**	**24.09**

Note 37: FINANCE COSTS

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Interest On		
-Term Loans	71.70	58.49
-Others	659.30	354.42
-Debenture	85.00	-
-Lease Liability	13.50	14.11
Other Borrowing Cost	1.46	0.55
Guarantee Commission and Bank Charges	5.67	9.34
Finance Charge on compound financial instrument	24.66	21.34
	861.29	**458.25**
Less: Allocated to Projects	606.18	262.95
Total	**255.11**	**195.30**

Note 38: DEPRECIATION AND AMORTIZATION EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Depreciation on property, plant and equipment	12.20	10.16
Amortization on intangible assets	0.15	0.17
Depreciation of right of use	22.16	26.36
Total	**34.51**	**36.69**

Note 39: OTHER EXPENSES

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Administrative Expenses		
Short Term Lease	5.67	5.37
Rates And Taxes	11.30	9.90
Insurance	3.56	3.67
Repairs And Maintenance-Building	0.23	0.09
Repairs And Maintenance-Others	11.30	7.75
Royalty	8.14	2.31
Water & Electricity Charges	2.20	1.31
Vehicle Running And Maintenance	5.53	3.72
Travelling And Conveyance	14.99	14.44
Legal And Professional Charges	82.24	137.90
Printing And Stationery	3.06	2.90
Postage, Telephone & Courier	1.68	2.63
Donation	1.52	1.00
Auditors' Remuneration (refer note 51)	0.77	0.72
Directors Sitting Fees	0.26	0.21
Bad Debts & Advances Written Off	7.04	10.40
Corporate Social Responsibility Expenses	0.25	-
Allowance for expected credit losses (Net)	(0.03)	(9.23)
Provision for diminution in value of investment	-	-
Miscellaneous Expenses	13.86	19.71

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
	173.57	**214.80**
Less: Allocated to Projects	114.26	167.80
	59.31	**47.00**
Selling Expenses		
Business Promotion	55.89	37.03
Rebate & discount to customers	1.92	0.11
Commission	18.11	20.20
Advertisement and Publicity	27.59	29.46
	103.51	**86.80**
Total	**162.82**	**133.80**

Note 40: TAX EXPENSE

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Current income tax	3.47	2.01
Earlier year tax adjustments	0.11	0.70
Deferred tax	(205.90)	(81.33)
Total	**(202.32)**	**(78.62)**

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the group at 25.168% and the reported tax expense in statement of profit and loss are as follows:

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
Accounting profit/(loss) before tax	(899.11)	(763.75)
Applicable tax rate	25.168%	25.168%
Computed tax expense	(226.29)	(192.22)
Tax expense comprises of:		
Tax Impact of disallowable expenses	6.92	1.75
Tax adjustment on account of adjustment of brought forward losses	222.84	192.48
Current Tax (A)	**3.47**	**2.01**
Earlier year tax adjustments (B)	**0.11**	**0.70**
Deferred Tax Provisions		
Decrease in deferred tax liability on account of Property, Plant and Equipment	(52.70)	(32.50)
Decrease/ (Increase) in deferred tax assets on account of provisions, fair valuation of development income and others	(153.20)	(48.83)
Total Deferred Tax Provisions (C)	**(205.90)**	**(81.33)**
Tax expenses recognised in Statement of Profit & Loss (A+B+C)	**(202.32)**	**(78.62)**
Effective tax rate	**-**	**-**

Note 41: EARNINGS PER SHARE

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Profit/ (loss) attributable to equity shareholders (Rupees in Crore)	(696.86)	(686.00)
Weighted average number of equity shares	182,900,540	182,900,540
Nominal value per share	10	10
Earnings per equity share (in Rupees)		
Basic	(38.10)	(37.51)
Diluted	(38.10)	(37.51)

Note 42: CONTINGENT LIABILITIES AND COMMITMENTS

(Rupees in Crore)

	Particulars	As at 31 March 2026	As at 31 March 2025
I	Claims against the group not acknowledged as debts (to the extent quantifiable)	51.20	58.17
II	Bank guarantees		
	In respect of the group	232.15	213.89
III	Disputed tax amounts		
	Sales tax	24.04	42.86
	Service tax	283.51	319.44
	GST	295.90	21.57
	Income tax (Net of provision)	2,058.38	2,067.09
IV	Writ Petition filed by Income tax department against order of Settlement Commission before Hon'ble Supreme Court	Amount unascertainable	Amount unascertainable
V	The group 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
VI	Certain civil cases preferred against the group in respect of labour laws, specific performance of certain land agreements, etc. and disputed by the group	Not Quantifiable	Not Quantifiable

Note 43: Some of the balances of trade receivables, trade payables, advances given to others are subject to reconciliation and confirmation from respective parties. The balances of said trade receivables, trade payables and advances given to others are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as stated above.

Note 44: The Income Tax Department has filed writ petition before Hon'ble Supreme Court against the order of Income tax settlement commission in earlier years for assessment year 2000-01 to 2006-07, which is pending for hearing. Pending final outcome of such petition filed, no provision of any potential liability has been made in the books of accounts, the amount of which cannot presently be ascertained.

During the earlier years, the group has filed a petition before the Hon'ble Supreme Court against a demand of Rs. 0.76 Crores raised for A.Y. 2015-16. During the earlier years, the group has filed petition before the Hon'ble High Court against demand of Rs. 23.06 Crores for A.Y. 2007-08 and an equal amount has been deposited by the group against this demand under dispute.

Further the Income Tax Department has also filed necessary appeals/writ petitions/ SLP with appropriate authority against the relief given by various appellate authorities of Rs. 124.50 Crores to the group.

A further demand of Rs. 48.59 Crores has been raised against the group for A.Y. 2010-11 to A.Y. 2024-25 on various accounts and the company has filed / to be filed appeals before the CIT(A) against these demands. Amount of Rs. 0.23 crore has been deposited by the group against this demand under dispute. The group has filed a rectification petition against a demand of Rs. 0.24 crores before assessing officer for A.Y. 2018-19.

Further to this appeal to be filed before the ITAT against the demand of Rs. 12.12 Crores for the A.Y. 2017-18. Income Tax Department has also filed appeal with ITAT against the relief given of Rs. 0.93 Crores to the group for A.Y. 2016-17. Amount of Rs. 1.31 Crores has already been deposited against this demand.

Based on the decision of various appellate authorities and the interpretations of relevant provisions of Income Tax Act, 1961, the group has been advised by the experts that the demand so raised is likely to be deleted.

Note 45: In the financial year ended 31st March 2022, search was initiated against the Group 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 Group have filed Appeals before Appellate Authority (CIT-A) within the timelines as allowed under the Act.

The Group also filed writ petition before Hon'ble High Court challenging re-opening / opening of cases u/s 147/143(3) on the ground that same should have been done in faceless mechanism. The Hon'ble High Court disposed such petitions and has issued clear direction(s) to appellate authority {(CIT)(A)} to decide the pending appeals based on its previous judgements, where all such cases were dismissed in favour of assessee and all such notices under section 148 of Income Tax Act, 1961 were quashed.

Accordingly, in the opinion of the management, such order against the Group will also be dismissed in due course of time and therefore, no provision of any potential liability has been made in the Financial Statements, however demand raised have been disclosed as contingent liability in Note No. 42 of consolidated financial statements.

Note 46: The Company had received an Award dated 31.05.2024 with respect to its Township Project situated in Patiala, Punjab namely "Omaxe City, Patiala", whereby the Majority Bench of the Arbitral Tribunal directed the Company to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park and declared that PUDA was entitled to forfeit 20% of the revenue share. i.e. 53 Crore (kept in Escrow Account) along with interest accrued thereon w.e.f. 08.08.2018 among other directions. The Management of the Company offered to surrender the 60 Acre land earmarked for development of IT & Bio Tech Park back to PUDA as its development was not viable at its current location. Accordingly, provision for impairment of inventory of 60 acres land amounting to Rs. 28.55 crore has been made in the financial statements during the previous year ended March 31, 2025. However, regarding forfeiture of 20% of revenue share amounting to Rs. 53 crore and interest thereon, the Company has filed an appeal against the Award. Based on the opinion of an independent expert on this matter, the management of the company is of the opinion that the forfeiture of revenue share will not be sustained in the court. Accordingly, pending decision by the appellate authorities, no provision of any potential liability towards forfeiture of revenue share has been made in the financial statements. Further, PUDA vide its letter bearing Memo No. PDA/ CA/ 2025/ 35556 dated 04.11. 2025 has granted extension of three years from the date of RERA registration for development of balance land and completion of the Project and the Company is in process of applying RERA registration for development of the balance land in the Project.

Note 47: The Company had received an Order dated July 30, 2024 from SEBI under section 11, 11B of SEBI Act, 1992 covering the period from 2018-19, 2019-20 and 2020-21, against which company had filed an appeal with the Securities Appellate Tribunal (SAT) and SAT vide Order dated October 01, 2024 had granted stay on directions at para 41 (i) of SEBI order dated July 30, 2024 relating to restricting company and others from accessing securities market and to deal in securities, enabling the company to raise capital and continue all business activities as usual without any restriction. The proceeding with SAT is undergoing and in the opinion of the management of the Company, the said Order has no impact on the financial results of the group.

Note 48: LEASES

(a) Group as a leasee

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

The detail of right of use asset held by the group are as follows:

(Rupees in Crore)

Particulars	Addition for the year ended 31 March 2026 (Net of deletion)	Net Carrying amount as at 31 March 2026	Addition for the year ended 31 March 2025 (Net of deletion)	Net Carrying amount as at 31 March 2025
Building	10.37	33.93	31.47	45.72

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

(Rupees in Crore)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Depreciation on right of use asset	22.16	26.36
Interest on lease liability	13.50	14.11
Total	**35.66**	**40.47**

The following is breakup of Current and Non-Current Lease Liability as at 31 March, 2026

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Current lease liability	18.32	17.41
Non-Current lease liability	22.75	34.95
Total	**41.07**	**52.36**

The following is movement in Lease Liability during the year ended 31 March, 2026

(Rupees in Crore)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Balance at the beginning of the year	52.36	66.82
Addition during the year	11.71	33.30
Finance cost accrued during the year	13.50	14.11
Deletion	(1.34)	(1.83)
Payment of lease liability including interest	(35.16)	(60.04)
Balance at the end of the year	**41.07**	**52.36**

The table below provides details regarding the Contractual Maturities of Lease Liability as at 31 March, 2026 on an undiscounted basis:

(Rupees in Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Less than one year	7.22	22.85
One to five year	43.61	37.90
More than five year	8.98	8.53

(b) Group as a lessor

Lease arrangements where the group is lessor, lease rentals are recognized on straight line basis over the non-cancellable period.

Note 49: CORPORATE SOCIAL RESPONSIBILITY (CSR)

Average net profit of the Group for the purpose of determining spending on CSR activities computed in accordance with provision of Section 135 excluding item given under rule 2 (1) (h) of Companies (CSR) Policy Rules 2014 read with Section 198 of Companies Act, 2013 is Rs. Nil. Therefore, the gross amount required to be spent by the Group on CSR during the year Rs. Nil (PY Nil).

Note 49.1

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 49.2

In accordance with Circular No. 14/2021 date 25th August, 2021 in respect of Section 135 of Companies Act, 2013 the excess amount of CSR expenditure incurred by the Company during the Financial year are to be set off against the required 2% CSR expenditure up to immediately succeeding three financial years subject to compliance of conditions as stipulated under rule 7(3) of Companies (CSR Policy) Rule, 2014.

Details of excess CSR expenditure under Section 135(5) of the Act

31 March 2026 (Rupees in Crore)

Balance excess spent as at 1 April 2025	Amount required to be spent during the year	Amount spent during the year	Amount lapsed during the year	Balance excess spent as at 31 March 2026	Available for set off till Financial Year 2026-27	Available for set off till Financial Year 2027-28	Available for set off till Financial Year 2028-29
0.27	-	0.25	0.25	0.27	0.27	0.25	0.25

31 March 2025 (Rupees in Crore)

Balance excess spent as at 1 April 2024	Amount required to be spent during the year	Amount spent during the year	Amount lapsed during the year	Balance excess spent as at 31 March 2025	Available for set off till Financial Year 2025-26	Available for set off till Financial Year 2026-27	Available for set off till Financial Year 2027-28
0.69	-	-	0.42	0.27	0.25	0.02	-

Note 50: EMPLOYEE BENEFIT OBLIGATIONS

1) Post-Employment Obligations – Gratuity

The group provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. 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 group 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 Financial Statement and the movements in the net defined benefit obligation over the year are as follows:

(Rupees in Crore)

a.	Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2026	As at 31 March 2025
	Present value of obligation as at the end of the year	24.89	22.21
	Fair value of plan assets as at the end of the year	0.16	0.22
	Net liability (asset) recognized in balance sheet	**24.73**	**21.99**

(Rupees in Crore)

b.	Bifurcation of PBO at the end of year in current and non current	As at 31 March 2026	As at 31 March 2025
	Current liability	2.24	1.55
	Non-current liability	22.49	20.44
	Total	**24.73**	**21.99**

(Rupees in Crore)

c.	Expected contribution for the next annual reporting period	As at 31 March 2026	As at 31 March 2025
	Service Cost	3.75	3.67
	Net Interest Cost	1.90	1.52
	Total	**5.65**	**5.19**

(Rupees in Crore)

d.	Changes in defined benefit obligation	Year ended 31 March 2026	Year ended 31 March 2025
	Present value obligation as at the beginning of the year	22.21	17.53
	Acquisition adjustment (out)	-	-
	Interest cost	1.54	1.27
	Service cost	3.80	3.07
	Benefits paid	(1.50)	1.55
	Actuarial loss/(gain) on obligations	(1.16)	(1.21)
	Present value obligation as at the end of the year	**24.89**	**22.21**

(Rupees in Crore)

e.	Change in fair value of plan assets	Year ended 31 March 2026	Year ended 31 March 2025
	Fair value of plan assets as at the beginning of the year	0.22	0.22
	Actual Return on plan assets	0.02	0.01
	Employer Contribution	1.08	1.17
	FMC	-	(0.01)
	Benefits paid	(1.16)	(1.17)
	Fair value of plan assets as at the end of the year	**0.16**	**0.22**

(Rupees in Crore)

f.	Actuarial Gain/(Loss) on Plan Assets	Year ended 31 March 2026	Year ended 31 March 2025
	Interest income	(0.02)	(0.02)
	Actuarial Income on Plan Asset	0.02	0.01
	Actuarial gain/ (loss) for the year on Asset	0.00	(0.01)

Rupees in Crore)

g. Amount recognized in the statement of profit and loss	Year ended 31 March 2026	Year ended 31 March 2025
Current service cost	3.80	3.07
Net Interest cost	1.52	1.25
Amount recognised in the statement of profit and loss	**5.32**	**4.32**

(Rupees in Crore)

h. Other Comprehensive Income	Year ended 31 March 2026	Year ended 31 March 2025
Net cumulative unrecognized actuarial gain/(loss) opening	(5.77)	(4.31)
Actuarial gain/(loss) for the year on PBO	1.51	(1.51)
Adjustment on account of subsidiary acquired during the year	-	0.05
Actuarial gain/(loss) for the year on Asset	(0.00)	(0.00)
Unrecognised actuarial gain/(loss) at the end of the year	**(4.26)**	**(5.77)**

i. Economic assumptions	As at 31 March 2026	As at 31 March 2025
Discount rate	7.70%	6.93%
Future salary increase	6.00%	6.00%

j. Demographic Assumption	As at 31 March 2026	As at 31 March 2025
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	IALM (2012-14)	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

(Rupees in Crore)

k. Sensitivity analysis for gratuity liability	As at 31 March 2026	As at 31 March 2025
Impact of the change in discount rate		
Present value of obligation at the end of the year	24.89	22.21
a) Impact due to increase of 0.50 %	(1.19)	(1.14)
b) Impact due to decrease of 0.50 %	1.28	1.26

(Rupees in Crore)

l. Impact of the change in salary increase	As at 31 March 2026	As at 31 March 2025
Present value of obligation at the end of the year	24.89	22.21
a) Impact due to increase of 0.50%	1.02	0.99
b) Impact due to decrease of 0.50 %	(0.99)	(0.94)

(Rupees in Crore)

m. Maturity Profile of Defined Benefit Obligation	As at 31 March 2026	As at 31 March 2025
Year		
0 to 1 year	2.40	1.77
1 to 2 year	0.64	0.72
2 to 3 year	1.26	0.58
3 to 4 year	1.02	1.12
4 to 5 year	1.14	0.84
5 to 6 year	0.99	0.94
6 Year onward	17.44	16.24

n. The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2026	As at 31 March 2025
Funds Managed by Insurer	100%	100%

o. Description of Risk Exposures:

Valuations are based on certain assumptions, which are dynamic in nature and vary over time.

As such group is exposed to various risks as follow-

A. Salary Increases- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.

B. Investment Risk – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.

C. Discount Rate: Reduction in discount rate in subsequent valuations can increase the plan's liability.

D. Mortality & disability – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.

E. Withdrawals – Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

2) Leave Encashment

Provision for leave encashment in respect of un-availed leaves standing to the credit of employees is made on actuarial basis. The group does not maintain any fund to pay for leave encashment. The total leave encashment liability of Rs. 6.99 Crore (PY Rs. 6.71 Crore) is classified as non-current and Rs. 1.37 Crore (PY 1.19 Crore) 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 group 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, 2026 amount to Rs. 2.87 crore (PY Rs. 2.63 crore).

Note 51: AUDITOR'S REMUNERATION

(Rupees in Crore)

Particulars	Year Ended 31 March 2026	Year Ended 31 March 2025
As Auditor		
Audit fees	0.47	0.45
Limited review fees	0.13	0.12
In other capacity		
Tax audit fees	0.05	0.05
Certification charges	0.10	0.06
Out of pocket expenses	0.02	0.04
Total	**0.77**	**0.72**

Note 52: SEGMENT INFORMATION

The group's business activities which are primarily real estate development and related activities falls within a single reportable segment as the management of the group views the entire business activities as real estate development. Accordingly, there are no additional disclosure to be furnished in accordance with the requirement of IND AS 108 – Operating Segments with respect to single reportable segment. Further, the operations of the group is domiciled in India and therefore there are no reportable geographical segment.

Information about geographical segment:

(Rupees in Crore)

Revenue from operations	Year Ended 31 March 2026	Year Ended 31 March 2025
Within India	1,253.40	1,560.99
Outside India	-	-
Total	**1,253.40**	**1,560.99**

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 and previous year.

Note 53: FAIR VALUE MEASUREMENTS

(i) Financial Assets/Liabilities by category

(Rupees in Crore)

Particulars	Note	As at 31 March 2026	As at 31 March 2025
Financial Asset			
Non Current			
At FVTOCI			
Investments in equity share instrument	5B	14.08	14.41
At Amortised Cost			
Investments in Debentures	5B	4.30	6.30
Other Financial Assets	6	148.61	193.66
Current			
Trade Receivables	11	263.49	310.14
Cash & Cash Equivalents	12	490.38	300.93
Other bank balance	13	418.63	442.99
Loans	14	-	18.32

Particulars	Note	As at 31 March 2026	As at 31 March 2025
Other Financial Assets	15	495.93	350.93
Assets classified as held for sale	16A	-	13.82
Total Financial Assets		**1,835.42**	**1,651.50**
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Borrowings	19	1,267.07	499.24
Lease liabilities	20	22.75	34.95
Trade Payable	21	274.79	296.72
Other Financial Liabilities	22	137.27	245.09
Current Liabilities			
Borrowings	25	158.10	244.32
Lease liabilities	26	18.32	17.41
Trade Payables	27	1,393.13	1,330.02
Other Financial Liabilities	28	1,139.69	1,008.70
Liabilities related to assets held for sale	31A	-	8.35
Total Financial Liabilities		**4,411.12**	**3,684.80**

Investment in associates are measured at cost as per IND AS 27, 'Separate financial statements'.

(ii) Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the Indian Accounting Standard. An explanation of each level follows underneath the table.

(Rupees in Crore)

As at 31 March 2026	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	14.08	-	**14.08**

(Rupees in Crore)

As at 31 March 2025	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment in Equity Shares	-	14.41	-	**14.41**

(iii) Fair value of financial assets and liabilities measured at amortized cost

(Rupees in Crore)

	As at 31 March 2026		As at 31 March 2025	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Investments	4.30	4.30	6.30	6.30
Other Financial Assets	148.61	148.61	193.66	193.66
Current				
Trade Receivables	263.49	263.49	310.14	310.14

	As at 31 March 2026		As at 31 March 2025	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Cash & Cash Equivalents	490.38	490.38	300.93	300.93
Other bank balance	418.63	418.63	442.99	442.99
Loans	-	-	18.32	18.32
Other Financial Assets	495.93	495.93	350.93	350.93
Assets classified as held for sale	-	-	13.82	23.18
Total	**1,821.34**	**1,821.34**	**1,637.09**	**1,646.45**
Financial Liabilities				
Non-current liabilities				
Borrowings	1,267.07	1,267.07	499.24	499.24
Lease liabilities	22.75	22.75	34.95	34.95
Trade Payable	274.79	274.79	296.72	296.72
Other Financial Liabilities	137.27	137.27	245.09	245.09
Current Liabilities				
Borrowings	158.10	158.10	244.32	244.32
Lease liabilities	18.32	18.32	17.41	17.41
Trade Payables	1,393.13	1,393.13	1,330.02	1,330.02
Other Financial Liabilities	1,139.69	1,139.69	1,008.70	1,008.70
Liabilities related to assets held for sale	-	-	8.35	8.35
Total	**4,411.12**	**4,411.12**	**3,684.80**	**3,684.80**

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

Note 54: 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 categorization	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances and investment	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 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 Crore)

Credit rating	Particulars	As at 31 March 2026	As at 31 March 2025
A: Low credit risk	Cash and cash equivalents, other bank balances and investment, asset held for sale	927.41	778.45
B: Moderate credit risk	Trade receivables and other financial assets	908.03	873.05

Concentration of trade receivables

Trade receivables consist of a large number of customers spread across various states in India with no significant concentration of credit risk.

Credit risk exposure

Provision for expected credit losses

The Group provides for 12 month expected credit losses for following financial assets –

As at 31 March 2026

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	266.36	2.87	263.49
Security Deposits	188.38	2.16	186.22
Loans and Advances	358.24	52.49	305.75
Other receivables	173.65	7.80	165.85
Total	**986.63**	**65.32**	**921.31**

As at 31 March 2025

(Rupees in Crore)

Particulars	Gross carrying amount	Expected credit losses	Carrying amount net of expected credit losses
Trade Receivables	312.77	2.63	310.14
Security Deposits	104.04	2.16	101.88
Loans and Advances	393.54	52.66	340.88
Other Receivables	127.95	7.80	120.15
Total	**938.30**	**65.25**	**873.05**

The Group considers provision for lifetime expected credit loss for trade receivables, loans and advances given. Given the nature of business operations, the Group's receivables from real estate business has little history of losses as transfer of legal title of properties sold is generally passed on to the customer, once the Group receives the entire consideration. Advances are given for purchase of land and for other goods and services. Therefore trade receivables and advances given have been considered as moderate credit risk financial assets.

Reconciliation of loss provision – lifetime expected credit losses

(Rupees in Crore)

Reconciliation of loss allowance	Trade receivables	Security Deposits	Loans and Advances	Other Receivable
Loss allowance as on 01 April 2024	**2.39**	**2.07**	**52.10**	**7.80**
Impairment loss recognised/(reversed) during the year	0.24	0.09	0.56	-
Loss allowance as on 31 March 2025	**2.63**	**2.16**	**52.66**	**7.80**
Loss allowance as on 01 April 2025	**2.63**	**2.16**	**52.66**	**7.80**
Impairment loss recognised/ (reversed) during the year	0.24	-	0.00	-
Less: Amount written off	-	-	0.17	-
Loss allowance as on 31 March 2026	**2.87**	**2.16**	**52.49**	**7.80**

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.

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

Maturities of financial liabilities

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

(Rupees in Crore)

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 2026							
Long Term Borrowings	103.10	182.04	552.94	378.40	554.31	**1770.79**	**1,368.55**
Short Term Borrowings	56.62	-	-	-	-	**56.62**	**56.62**
Trade Payables	1,393.13	128.11	126.81	19.87	-	**1,667.92**	**1,667.92**
Other Financial Liabilities	1,170.35	37.06	23.18	26.72	103.29	**1,360.60**	**1,318.03**
Total	**2,723.20**	**347.21**	**702.93**	**424.99**	**657.60**	**4,855.93**	**4,411.12**
As at 31 March 2025							
Long Term Borrowings	215.76	123.99	212.09	24.83	556.33	**1,133.00**	**713.41**
Short Term Borrowings	30.15	-	-	-	-	**30.15**	**30.15**
Trade Payables	1,330.02	211.34	79.46	5.92	-	**1,626.74**	**1626.74**
Other Financial Liabilities	1,031.80	24.34	145.45	36.75	105.34	**1,343.68**	**1,306.15**
Total	**2,607.73**	**359.67**	**437.00**	**67.50**	**661.67**	**4,133.57**	**3,676.45**

Market risk

Interest Rate risk

The Group's policy is to minimise interest rate cash flow risk exposures on long-term financing. As at 31st 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 Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Variable rate	20.44	202.11
Fixed rate	1,256.97	409.49
Total	**1,277.41**	**611.60**

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2026: +/- 1%; 31 March 2025: +/- 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 Crore)

Particulars	Profit/(loss) for the year +1%	Profit/(loss) for the year -1%
31 March 2026	0.83	(0.83)
31 March 2025	1.51	(1.51)

Note 55: 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 Crore)

Particulars	As at 31 March 2026	As at 31 March 2025
Long term borrowings	1,368.55	713.41
Short term borrowings	56.62	30.15
Less: Cash and cash equivalents	(490.38)	(300.93)
Net debt	**934.79**	**442.63**
Total equity	(901.52)	(205.13)
Net debt to equity ratio	-	-

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(b) Dividends

(Rupees in Crore)

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(i) Equity and Preference shares		
Final dividend on equity shares paid during the year	-	-
Final dividend on preference shares paid during the year	-	-

In view of the losses, the Board of Directors of the Company in the meeting held on 15th May, 2026 have not proposed any final dividend for the financial year ended 31 March, 2026.

Note 56: Related parties disclosures

A. Related parties are classified as :

S. No.	Name of Company
I Holding Company	
1	Guild Builders Private Limited
II Fellow Subsidiary companies	
1	Dream Home Developers Private Limited
2	Hansa Properties Private Limited
III Associates Company	
1	Aquarise Developers Private Limited (w.e.f. 30.11.2025)
2	Parkash Omaxe Amusement Park Private Limited
3	Be Together Music Private Limited (w.e.f. 30.09.2024)
4	Omaxe Be Together Project Developers Private Limited (up to 29.09.2024)
5	Be Together Infra Projects Private Limited (up to 29.09.2024)
6	Omaxe Be Together Lucknow Busport Private Limited (up to 29.09.2024)
7	Omaxe Be Together Ghaziabad Busport Private Limited (up to 29.09.2024)
8	Omaxe Be Together Prayagraj Busport Private Limited (up to 29.09.2024)
9	Omaxe Be Together Kaushambi Busport Private Limited (up to 29.09.2024)
10	Omaxe Be Together Ayodhya Dham Busport Private Limited (up to 29.09.2024)
11	Omaxe Be Together Amausi Busport Private Limited (up to 29.09.2024)
12	Secure Properties Private Limited (upto 29.09.2024)
13	Omaxe Capital Redevelopment Private Limited (upto 27.03.2025)
IV Entities over which key managerial personnel or their relatives exercises significant influence	
1	Affordable India Housing Finance Limited
2	Girvardhari Infra Trade Private Limited
3	Be Together Foods Private Limited (Formerly known as Asian Fast Food Services Private Limited) (w.e.f. 18.06.2025)
4	Axeom Advertising Solutions Limited
5	B D Agarwal Securities Private Limited
6	Bharatbhoomi Township Limited
7	Big Bulls Retails Private Limited
8	Blossom Buildhome Private Limited
9	Buildwell Builders Private Limited
10	Dwarkadish Land and Farms Private Limited
11	Examo Estate Management Private Limited
12	Inesh Buildcon Private Limited
13	ISG Brands Private Limited
14	Jai Bhoomi Projects Limited

S. No.	Name of Company
15	Kahn Retails Private Limited
16	LB Circle India Private Limited
17	M/s Rohtas Goel (HUF)
18	Maa Omwati Education Trust
19	Magppie Living Private Limited
20	Next10 Buildtech Private Limited
21	Next10 Land Developers Private Limited (upto 11.11.2025)
22	Next10 Realbuild Private Limited (upto 11.11.2025)
23	Next10 Redevelopment Private Limited
24	NJS Developers Private Limited
25	OH-Max Entertainment Private Limited
26	Omaxe Foundation (Regd.)
27	Omaxe Global Trading Corporation Private Limited
28	Omaxe Housing and Commercial Projects Limited
29	Omaxe Orissa Developers Limited
30	Omaxe Pragati Maidan Exhibition Limited
31	Omaxe Retail Limited
32	Supplified Technologies Private Limited
33	Vingar Developers Private Limited
34	VSG Builders Private Limited
35	LB Circle Venture Partner LLP
36	LB Circle Manager LLP
37	Annay Realtors Private Limited
38	Be Together Developers Private Limited (up to 29.09.2024)
39	Khushiyon Ka Ghar Private Limited (up to 29.09.2024)
40	Radhika Buildwell Private Limited (up to 29.09.2024)
41	Ksons Buildwell LLP (up to 29.09.2024)
42	Goel Brothers
43	Goel Construction
44	Numax Realcon Private Limited
V Key Managerial Personnel/Directors/Independent Director	
1	Mr. Rohtaas Goel-Chairman & Non-Executive Director
2	Mr. Mohit Goel-Managing Director
3	Mr. Vinit Goyal-Whole Time Director
4	Mr. Atul Banshal-Director Finance & CFO (w.e.f. 14.08.2025) and till 13.08.2025 as Director Finance
5	Mr. Manoj Kumar Dua-Chief Financial Officer (upto 13.08.2025)
6	Mr. Deshabandhu Rajesh Srikanta-Company Secretary
7	Mr. Gurnam Singh-Independent Director (up to 11.02.2024) & (From 28.05.2025 to 23.09.2025)
8	Mr. Shridhar Rao-Independent Director (up to 03.11.2024)
9	Ms. Nishal Jain-Independent Director
10	Mr. Aroon Kumar Aggarwal-Independent Director
11	Mr. Satbir Singh-Independent Director (w.e.f. 15.05.2025)
12	Ms. Binitha Manohar Dalal-Independent Director (From 28.05.2024 to 25.04.2025)
VI Relatives of Director & Key Managerial Personnel	
1	Mr. Jatin Goel
2	Mr. Jai Bhagwan Goel
3	Mr. Sunil Goel

B. Summary of related parties transactions are as under:

(Rupees in Crore)

S. No.	Nature of Transactions	Year	Holding / Fellow Subsidiaries	Limited Liability Partnership/ Associate	Entities over which key managerial personnel and / or their relatives exercise significant influence	Key managerial personnel / Relative	Total
1	Income from real estate projects	2025-26	-	-	2.77	-	**2.77**
		2024-25	-	-	0.97	-	**0.97**
2	Consultancy income	2025-26	-	-	-	-	**-**
		2024-25	-	-	0.50	-	**0.50**
3	Guarantee Charges recovered	2025-26	0.05		-	-	**0.05**
		2024-25	-	-	-	-	**-**
4	Interest on Preference Shares	2025-26	23.15	-	-	-	**23.15**
		2024-25	19.79	-	-	-	**19.79**
5	Interest Paid	2025-26	0.69	-	2.70	-	**3.39**
		2024-25	-	-	2.28	-	**2.28**
6	Remuneration	2025-26	-	-	-	16.34	**16.34**
		2024-25	-	-	-	16.41	**16.41**
7	Royalty paid	2025-26	-	-	-	7.67	**7.67**
		2024-25	-	-	-	2.31	**2.31**
8	Directors sitting fees	2025-26	-	-	-	0.22	**0.22**
		2024-25	-	-	-	0.17	**0.17**
9	Lease rent paid	2025-26	0.70	-	0.34	-	**1.04**
		2024-25	0.34	-	0.38	-	**0.72**
10	Donation made	2025-26	-	-	0.76	-	**0.76**
		2024-25	-	-	0.49	-	**0.49**
11	Corporate Guarantee Charges	2025-26	0.30	-	-	-	**0.30**
		2024-25	1.74	-	-	-	**1.74**
12	Investments Made	2025-26	-	0.01	-	-	**0.01**
		2024-25	-	-	-	-	**-**
13	Investments Redeem	2025-26	-	0.00	-	-	**0.00**
		2024-25	-	-	-	-	**-**
14	Advance Paid	2025-26	0.93	4.05	0.45	0.00	**5.43**
		2024-25	10.28	-	39.10	-	**49.38**
15	Advances received/refund	2025-26	2.03	-	0.02	0.00	**2.05**
		2024-25	11.64	-	0.31	-	**11.95**
16	Loan received	2025-26	13.50	-	5.00		**18.50**
		2024-25	-	-	15.32		**15.32**
17	Loan paid	2025-26	0.55	-	1.52	0.02	**2.09**
		2024-25	-	-	7.19	-	**7.19**
18	Corporate guarantees given	2025-26	13.34	-	-	-	**13.34**
		2024-25	-	-	-	-	**-**
	Closing balances	2025-26					**-**
1	Trade Receivable	2025-26	-	-	-	-	**-**
		2024-25	-	-	0.16	-	**0.16**
2	Loans & advances recoverable	2025-26	-	4.05	-	-	**4.05**
		2024-25	-	-	-	-	**-**

S. No.	Nature of Transactions	Year	Holding / Fellow Subsidiaries	Limited Liability Partnership/ Associate	Entities over which key managerial personnel and / or their relatives exercise significant influence	Key managerial personnel / Relative	Total
3	Trade payable	2025-26	-	-	0.51		**0.51**
		2024-25	0.90	-	-	-	**0.90**
4	Advances/balance outstanding	2025-26	46.98	-	7.50	10.89	**65.37**
		2024-25	45.88	-	10.72	20.21	**76.81**
5	Preference Shares Capital balance outstanding	2025-26	159.41	-	-	-	**159.41**
		2024-25	136.27	-	-	-	**136.27**
6	Loans received outstanding	2025-26	26.81	-	13.56	-	**40.37**
		2024-25	13.86	-	10.02	0.02	**23.90**
7	Corporate guarantees (Amount outstanding in respect of corporate guarantees given along with related parties on account of loan availed by subsidiary companies)	2025-26	13.34	-	-	-	**13.34**
		2024-25	-	-	-	-	**-**

Expenses towards gratuity and leave encashment provisions are determined actuarially on an overall group basis at the end of each year and accordingly have not been considered in the above information.

C. Particulars of related party transactions during the year:

(Rupees in Crore)

S. No.	Particulars	Relationship	Year Ended March-2026	Year Ended March-2025
1	**Income from real estate projects**			
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	2.77	0.97
2	**Consultancy income**			
	Next10 Buildtech Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.50
3	**Guarantee Charges recovered**			
	Hansa Properties Private Limited	Fellow Subsidiary	0.05	-
4	**Interest on Preference Shares**			
	Guild Builders Private Limited	Holding Company	23.15	19.79
5	**Interest Paid**			
	Hansa Properties Private Limited	Fellow Subsidiary	0.69	-
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	1.35	1.35
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	1.00	0.93
	NJS Developers Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.35	-

S. No.	Particulars	Relationship	Year Ended March-2026	Year Ended March-2025
6	**Remuneration**			
	Rohtaas Goel	Chairman & Non-Executive Director	6.00	6.00
	Mohit Goel	Managing Director	3.96	3.96
	Vinit Goyal	Whole Time Director	0.60	0.55
	Atul Banshal (w.e.f.14.08.2025)	Director Finance & CFO	1.57	1.21
	Manoj Kumar Dua (up to 13.08.2025)	Chief Financial Officer	0.28	0.77
	Deshabandhu Rajesh Srikanta	Company Secretary	0.69	0.68
	Jatin Goel	Relatives of key managerial personnel	3.24	3.24
7	**Royalty paid**			
	Rohtaas Goel	Chairman & Non-Executive Director	7.18	2.31
	Mohit Goel	Managing Director	0.49	-
8	**Directors sitting fees**			
	Gurnam Singh	Independent Director	0.02	-
	Binitha Manohar Dalal	Independent Director	-	0.04
	Nishal Jain	Independent Director	0.07	0.05
	Shridhar Rao	Independent Director	-	0.03
	Aroon Kumar Aggarwal	Independent Director	0.06	0.05
	Satbir Singh	Independent Director	0.07	-
9	**Lease rent paid**			
	Hansa Properties Private Limited	Fellow Subsidiary	0.70	0.34
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.34	0.34
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.04
10	**Donation made**			
	Omaxe Foundation (Regd.)	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.76	0.49
11	**Corporate Guarantee Charges**			
	Guild Builders Private Limited	Holding Company	0.15	1.51
	Dream Home Developers Private Limited	Fellow Subsidiary	0.15	0.23
12	**Investments Made**			
	Aquarise Developers Private Limited	Associate Company	0.01	-
13	**Investments Redeem**			
	Aquarise Developers Private Limited	Associate Company	0.00	-
14	**Advance Paid**			
	Guild Builders Private Limited	Holding Company	0.53	10.28
	Dream Home Developers Private Limited	Fellow Subsidiary	0.04	-

S. No.	Particulars	Relationship	Year Ended March-2026	Year Ended March-2025
	Hansa Properties Private Limited	Fellow Subsidiary	0.36	
	Aquarise Developers Private Limited	Associate Company	4.05	-
	NJS Developers Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.15	-
	Girvardhari Infra Trade Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.30	33.39
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	5.71
	Mohit Goel	Managing Director	0.00	-
15	**Advances received/refund**			
	Guild Builders Private Limited	Holding Company	1.25	11.64
	Deam Home Developers Private Limited	Fellow Subsidiary	0.42	-
	Hansa Properties Private Limited	Fellow Subsidiary	0.36	
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.02	-
	Girvardhari Infra Trade Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.30
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.01
	Mohit Goel	Managing Director	0.00	-
16	**Loan received**			
	Hansa Properties Private Limited	Fellow Subsidiary	13.50	-
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	5.00	0.32
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	15.00
17	**Loan paid**			
	Hansa Properties Private Limited	Fellow Subsidiary	0.55	-
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	1.38	0.19
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	7.00
	Vsg Builders Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	0.14	-

S. No.	Particulars	Relationship	Year Ended March-2026	Year Ended March-2025
	Sunil Goel	Relatives of key managerial personnel	0.02	-
18	**Corporate guarantees given**			
	Hansa Properties Private Limited	Fellow Subsidiary	13.34	-
	Closing balances			
1	**Trade Receivable**			
	Inesh Buildcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.16
2	**Loans & advances recoverable**			
	Aquarise Developers Private Limited	Associate Company	4.05	-
3	**Trade payable**			
	Guild Builders Private Limited	Holding Company	-	0.65
	Dream Home Developers Private Limited	Fellow Subsidiary	-	0.25
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	0.51	-
4	**Advances/balance outstanding**			
	Guild Builders Private Limited	Holding Company	41.47	40.74
	Dream Home Developers Private Limited	Fellow Subsidiary	5.51	5.14
	NJS Developers Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.14
	Buildwell Builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	7.50	7.50
	Girvardhari Infra Trade Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	0.30
	Numax Realcon Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	-	2.78
	Rohtaas Goel	Chairman & Non-Executive Director	5.12	2.39
	Mohit Goel	Managing Director	0.48	0.23
	Atul Banshal (w.e.f.14.08.2025)	Director Finance & CFO	0.09	0.10
	Vinit Goyal	Whole Time Director	0.04	0.04
	Manoj Kumar Dua	Chief Financial Officer	-	0.05
	Deshabandhu Rajesh Srikanta	Company Secretary	0.04	0.04
	Jatin Goel	Relatives of key managerial personnel	0.18	0.16
	J.B.Goel	Relatives of key managerial personnel	0.12	0.12
	Goel Brothers	Relatives of key managerial personnel	4.82	17.08

S. No.	Particulars	Relationship	Year Ended March-2026	Year Ended March-2025
5	**Preference Shares Capital balance outstanding**			
	Guild Builders Private Limited	Holding Company	159.41	136.27
6	**Loans received outstanding**			
	Guild Builders Private Limited	Holding Company	13.86	13.86
	Hansa Properties Private Limited	Fellow Subsidiary	12.95	-
	NJS Developers Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	4.77	1.15
	VSG builders Private Limited	Entities over which key managerial personnel and / or their relatives exercise significant influence	-	0.14
	B D Agarwal Securities Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant influence	8.79	8.73
	Sunil Goel	Relatives of key managerial personnel	-	0.02
7	**Corporate guarantees (Amount outstanding in respect of corporate guarantees given along with related parties on account of loan availed by subsidiary companies)**			
	Hansa Properties Private Limited	Fellow Subsidiary	13.34	-

Note 57: GROUP INFORMATION

Information about subsidiaries/entities consolidated

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

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
A.	**Subsidiaries of Omaxe Limited**			
1	Anjaniputra Builders Private Limited	India	100.00	100.00
2	Aashna Realcon Private Limited	India	100.00	100.00
3	Aradhya Real Estate Private Limited	India	100.00	100.00
4	Arman Builders Private Limited	India	100.00	100.00
5	Atulah Contractors and Constructions Private Limited	India	100.00	100.00
6	Ayush Landcon Private Limited	India	100.00	100.00
7	Blackbull Retails Private Limited	India	100.00	100.00
8	Chapal Buildhome Private Limited	India	100.00	100.00
9	Colors Real Estate Private Limited (upto 28.10.2025)	India	100.00	100.00
10	Dhanu Real Estate Private Limited	India	100.00	100.00
11	Dreamze New Faridabad Developers LLP	India	99.99	99.99
12	Giant Dragon Mart Private Limited	India	50.00	50.00
13	Golden Glades Builders Private Limited	India	100.00	100.00
14	Green Planet Colonisers Private Limited	India	100.00	100.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
15	Hamara Ghar Constructions and Developers Private Limited	India	100.00	100.00
16	Hartal Builders and Developers Private Limited	India	75.00	75.00
17	Jagdamba Contractors and Builders Limited	India	100.00	100.00
18	JKB Constructions Private Limited	India	100.00	100.00
19	JRS Projects Private Limited	India	100.00	100.00
20	Kamini Builders and Promoters Private Limited	India	100.00	100.00
21	Kashish Buildtech Private Limited	India	100.00	100.00
22	Landlord Developers Private Limited (upto 05.08.2025)	India	100.00	100.00
23	Link Infrastructure and Developers Private Limited	India	100.00	100.00
24	Ludhiana Wholesale Market Private Limited	India	100.00	100.00
25	Mehboob Builders Private Limited	India	100.00	100.00
26	Mehtab Infratech Private Limited	India	100.00	100.00
27	Monarch Villas Private Limited	India	100.00	100.00
28	MR Real Estate Private Limited	India	100.00	100.00
29	National Affordable Housing Limited	India	100.00	100.00
30	Navratan Techbuild Private Limited	India	100.00	100.00
31	Nexten (I) Growth Private Limited	India	100.00	100.00
32	Nexten Infra Growth Private Limited	India	100.00	100.00
33	Nexten Infra Private Limited	India	100.00	100.00
34	Nexten Real Growth Private Limited	India	100.00	100.00
35	Nexten Super Growth Private Limited	India	100.00	100.00
36	Nexten Cityspace Realty Private Limited (w.e.f. 01.01.2025)	India	100.00	100.00
37	Nexten Township Private Limited (w.e.f. 01.01.2025)	India	100.00	100.00
38	Next10 Land Developers Private Limited (w.e.f. 12.11.2025)	India	100.00	-
39	Next10 Realbuild Private Limited (w.e.f. 12.11.2025)	India	100.00	-
40	Oasis Township Private Limited	India	100.00	100.00
41	Omaxe Buildhome Limited	India	100.00	100.00
42	Omaxe Buildwell Limited	India	100.00	100.00
43	Omaxe Entertainment Limited	India	100.00	100.00
44	Omaxe Forest Spa and Hills Developers Limited	India	100.00	100.00
45	Omaxe Garv Buildtech Private Limited	India	100.00	100.00
46	Omaxe Heritage Private Limited	India	100.00	100.00
47	Omaxe Hitech Infrastructure Company Private Limited	India	100.00	100.00
48	Omaxe Housing and Developers Limited	India	100.00	100.00
49	Omaxe Indore Developers Limited	India	100.00	100.00
50	Omaxe Infrastructure Limited	India	100.00	100.00
51	Omaxe International Bazaar Private Limited	India	100.00	100.00
52	Omaxe New Amritsar Developers Private Limited	India	100.00	100.00
53	Omaxe New Chandigarh Developers Private Limited	India	100.00	100.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
54	Omaxe New Faridabad Developers Private Limited	India	100.00	100.00
55	Omaxe Next Private Limited	India	100.00	100.00
56	Omaxe Pancham Realcon Private Limited	India	100.00	100.00
57	Omaxe Power Private Limited	India	100.00	100.00
58	Omaxe Rajasthan SEZ Developers Limited	India	100.00	100.00
59	Omaxe World Street Private Limited	India	100.00	100.00
60	Omaxe Capital Redevelopment Private Limited (Formerly known as Omaxe Capital Development Private Limited) (w.e.f. 28.03.2025)	India	100.00	100.00
61	Omtech Infrastructure and Construction Limited	India	100.00	100.00
62	Pam Developers (India) Private Limited	India	100.00	100.00
63	Panchi Developers Private Limited	India	100.00	100.00
64	PP Devcon Private Limited	India	100.00	100.00
65	Parshwa Veer Builders and Developers Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
66	Primordial Buildcon Private Limited	India	100.00	100.00
67	Rivaj Infratech Private Limited	India	51.00	51.00
68	Rohtas Holdings (Gulf) Limited	UAE	100.00	100.00
69	Sarthak Landcon Private Limited	India	100.00	100.00
70	Sarva Buildtech Private Limited	India	100.00	100.00
71	Secure Properties Private Limited (w.e.f. 30.09.2024)	India	34.55	34.55
72	Shamba Developers Private Limited	India	100.00	100.00
73	Shikhar Landcon Private Limited	India	100.00	100.00
74	Shine Grow New Faridabad LLP	India	99.99	99.99
75	Silver Peak Township Private Limited	India	100.00	100.00
76	Sri Balaji Green Heights Private Limited	India	100.00	100.00
77	Worldstreet Sports Center Limited	India	100.00	100.00
78	Zodiac Housing and Infrastructure Private Limited	India	100.00	100.00
79	FBD Real Grow Private Limited	India	100.00	100.00
80	Omaxe Be Together Project Developers Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
81	Be Together Developers Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
82	Khushiyon Ka Ghar Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
83	Radhika Buildwell Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
84	Be Together Infra Projects Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
85	Omaxe Be Together Lucknow Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
86	Omaxe Be Together Ghaziabad Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
87	Omaxe Be Together Prayagraj Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
88	Omaxe Be Together Kaushambi Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
89	Omaxe Be Together Ayodhya Dham Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
90	Omaxe Be Together Amausi Busport Private Limited (w.e.f. 30.09.2024)	India	100.00	100.00
B.	**Subsidiaries of Omaxe New Chandigarh Developers Private Limited**			
1	Bhanu Infrabuild Private Limited	India	100.00	100.00
2	Caspian Realtors Private Limited	India	100.00	100.00
3	Daman Builders Private Limited	India	100.00	100.00
4	Damodar Infratech Private Limited	India	100.00	100.00
5	Ekapad Developers Private Limited	India	100.00	100.00
6	Manit Developers Private Limited	India	100.00	100.00
7	NRI City Developers Private Limited	India	100.00	100.00
8	Rupesh Infratech Private Limited	India	100.00	100.00
9	Shubh Bhumi Developers Private Limited	India	100.00	100.00
C.	**Subsidiaries of Bhanu Infrabuild Private Limited**			
1	Aarzoo Technobuild Private Limited	India	100.00	100.00
2	Abheek Builders Private Limited	India	100.00	100.00
3	Radiance Housing and Properties Private Limited	India	100.00	100.00
D.	**Subsidiaries of Omaxe Garv Buildtech Private Limited**			
1	Ashok Infrabuild Private Limited	India	100.00	100.00
2	Glacier Agro Foods Products Private Limited	India	100.00	100.00
3	Tejpal Infra Developers Private Limited	India	100.00	100.00
E.	**Subsidiary of Navratan Tech Build Private Limited**			
1	S N Realtors Private Limited	India	100.00	100.00
F.	**Subsidiaries Omaxe Buildhome Limited**			
1	Oasis Suncity Realtors Private Limited	India	100.00	100.00
2	Reliable Manpower Solutions Limited	India	99.18	99.18
3	RPS Suncity Promoters and Developers Private Limited	India	100.00	100.00
G.	**Subsidiary of Omaxe Forest SPA and Hills Developers Limited**			
1	Satvik Hitech Builders Private Limited	India	100.00	100.00
H.	**Subsidiary of Pam Developers (India) Private Limited**			
1	Omaxe India Trade Centre Private Limited	India	90.00	90.00
I.	**Subsidiaries of Omaxe Pancham Realcon Private Limited**			
1	Aviral Colonizers Private Limited	India	100.00	100.00
2	Satkar Colonisers Private Limited	India	100.00	100.00
3	Utkrisht Real Estate and Associates Private Limited	India	100.00	100.00
J.	**Subsidiaries of Omaxe World Street Private Limited**			
1	Abhas Realcon Private Limited	India	100.00	100.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
2	Adesh Realcon Private Limited	India	100.00	100.00
3	Anveshan Builders Private Limited	India	100.00	100.00
4	Colors Real Estate Private Limited (w.e.f. 29.10.2025)	India	100.00	-
5	Navadip Developers Private Limited	India	100.00	100.00
6	Salvatore Infra Buildtech Limited	India	100.00	100.00
K.	**Subsidiaries of MR Real Estate Private Limited**			
1	Estatelance Developers Private Limited	India	100.00	100.00
L.	**Subsidiaries of Omaxe New Amritsar Developers Private Limited**			
1	Aadhira Developers Private Limited	India	100.00	100.00
2	Ashray Infrabuild Private Limited	India	100.00	100.00
3	Estatelance Real Estate Private Limited	India	100.00	100.00
4	Davesh Technobuild Private Limited	India	100.00	100.00
5	Dinkar Realcon Private Limited	India	100.00	100.00
6	Hemang Buildcon Private Limited	India	100.00	100.00
7	Hiresh Builders Private Limited	India	100.00	100.00
8	Sanvim Developers Private Limited	India	100.00	100.00
9	Ekansh Buildtech Private Limited	India	100.00	100.00
10	Kavya Buildtech Private Limited	India	100.00	100.00
11	Omaxe Housing and Infrastructure Limited	India	100.00	100.00
12	Omaxe Infotech City Developers Limited	India	100.00	100.00
M.	**Subsidiaries of Parshwa Veer Builders and Developers Private Limited**			
1	Secure Properties Private Limited (w.e.f. 30.09.2024)	India	65.45	65.45
N.	**Be Together Developers Private Limited**			
1	Ksons Buildwell LLP (w.e.f. 30.09.2024)	India	65.00	65.00
O.	**Associates**			
1	Aquarise Developers Private Limited (w.e.f. 30.11.2025)	India	40.00	-
2	Parkash Omaxe Amusement Park Private Limited	India	50.00	50.00
3	Be Together Music Private Limited (w.e.f. 30.09.2024)	India	50.00	50.00
4	Omaxe Capital Redevelopment Private Limited (upto 27.03.2025)	India	-	24.00
5	Omaxe Be Together Project Developers Private Limited (up to 29.09.2024)	India	-	30.00
6	Secure Properties Private Limited (up to 29.09.2024)	India	-	34.55
7	Be Together Infra Projects Private Limited (up to 29.09.2024)	India	-	35.00
8	Omaxe Be Together Lucknow Busport Private Limited (up to 29.09.2024)	India	-	35.00
9	Omaxe Be Together Ghaziabad Busport Private Limited (up to 29.09.2024)	India	-	35.00
10	Omaxe Be Together Prayagraj Busport Private Limited (up to 29.09.2024)	India	-	35.00

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
11	Omaxe Be Together Kaushambi Busport Private Limited (up to 29.09.2024)	India	-	35.00
12	Omaxe Be Together Ayodhya Dham Busport Private Limited (up to 29.09.2024)	India	-	35.00
13	Omaxe Be Together Amausi Busport Private Limited (up to 29.09.2024)	India	-	35.00
P.	**Other Entities under significant control**			
1	Aanchal Infrabuild Private Limited	India		
2	Abhay Techno Build Private Limited	India		
3	Abhiman Buildtech Private Limited	India		
4	Absolute Infrastructure Private Limited	India		
5	Adil Developers Private Limited	India		
6	Advaita Properties Private Limited	India		
7	Advay Properties Private Limited	India		
8	Agasthya Properties Private Limited	India		
9	Alpesh Builders Private Limited	India		
10	Amber Infrabuild Private Limited	India		
11	Amit Jain Builders Private Limited	India		
12	Amod Builders Private Limited	India		
13	Ananddeep Realtors Private Limited	India		
14	Anant Realcon Private Limited	India		
15	Aneesh Buildtech Private Limited	India		
16	Apoorva Infrabuild Private Limited	India		
17	Arhant Infrabuild Private Limited	India		
18	Aric Infrabuild Private Limited	India		
19	Arjit Builders Private Limited	India		
20	Art Balcony Private Limited	India		
21	Avindra Estate Developers Private Limited	India		
22	Avval Builders Private Limited	India		
23	Balesh Technobuild Private Limited	India		
24	Bali Buildtech Private Limited	India		
25	Bandhu Buildtech Private Limited	India		
26	Beautiful Landbase Private Limited	India		
27	Bhargav Builders Private Limited	India		
28	Bhavesh Buildcon Private Limited	India		
29	Chaitanya Realcon Private Limited	India		
30	Chetan Infrabuild Private Limited	India		
31	Chirag Buildhome Private Limited	India		
32	Cress Propbuild Private Limited	India		
33	Daksh Township Private Limited	India		
34	Deejit Developers Private Limited	India		
35	Deepaalay Realtors Private Limited	India		
36	Deepal Township Private Limited	India		
37	Deepsing Realtors Private Limited	India		
38	Desire Housing and Construction Private Limited	India		
39	Devgar Estate Developers Private Limited	India		

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
40	Distinctive Infrastructure and Construction Private Limited	India		
41	Dream Technobuild Private Limited	India		
42	Dream Towers Private Limited	India		
43	DVM Realtors Private Limited	India		
44	Excellent Apartments Private Limited	India		
45	Fast Track Buildcon Private Limited	India		
46	Garg and Goel Estate Developers Private Limited	India		
47	Garg Realtors Private Limited	India		
48	Garvish Realtors Private Limited	India		
49	Gaurang Buildcon Private Limited	India		
50	Geet Buildhome Private Limited	India		
51	Girish Buildwell Private Limited	India		
52	Goel Isha Colonisers Private Limited	India		
53	Green Earth Promoters Private Limited	India		
54	Gurmeet Builders Private Limited	India		
55	Hina Technobuild Private Limited	India		
56	Indrasan Developers Private Limited	India		
57	Istuti Realcon Private Limited	India		
58	Jagat Buildtech Private Limited	India		
59	Jaidev Colonisers Private Limited	India		
60	Jishnu Buildcon Private Limited	India		
61	Jitenjay Realtors Private Limited	India		
62	Jivish Colonisers Private Limited	India		
63	J.S.M. Enterprises Private Limited	India		
64	Kanak Buildhome Private Limited	India		
65	Kartik Buildhome Private Limited	India		
66	KBM Constructions Private Limited	India		
67	Kishordeep Realtors Private Limited	India		
68	Krishan Kripa Buildcon Private Limited	India		
69	Laldeep Realtors Private Limited	India		
70	Lavanya Builders Private Limited	India		
71	Lifestyle Township Private Limited	India		
72	Lohith Developers Private Limited	India		
73	Luxury Township Private Limited	India		
74	Mangal Bhumi Properties Private Limited	India		
75	Mangla Villas Private Limited	India		
76	Mankish Colonisers Private Limited	India		
77	Manwal Colonisers Private Limited	India		
78	Meghmala Builders Private Limited	India		
79	Mihir Buildwell Private Limited	India		
80	Milestone Township Private Limited	India		
81	Motto Developers Private Limited	India		
82	Nakul Technobuild Private Limited	India		
83	Naptune Technobuild Projects Private Limited	India		
84	Natraj Colonisers Private Limited	India		
85	Naveenraj Realtors Private Limited	India		

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
86	Neegar Developers Private Limited	India		
87	New Horizons Township Developers Private Limited	India		
88	Omaxe Affordable Homes Private Limited	India		
89	Omaxe Hotels Limited	India		
90	Omaxe Realtors Limited	India		
91	P N Buildcon Private Limited	India		
92	Parjit Realtors Private Limited	India		
93	Prabal Developers Private Limited	India		
94	Praveen Buildcon Private Limited	India		
95	Praveen Mehta Builders Private Limited	India		
96	PSJ Developers Private Limited	India		
97	Puru Builders Private Limited	India		
98	Ramniya Estate Developers Private Limited	India		
99	Raveendeep Colonisers Private Limited	India		
100	Rocky Valley Resorts Private Limited	India		
101	Sandeep Landcon Private Limited	India		
102	Sandeep Township Private Limited	India		
103	Sangupt Developers Private Limited	India		
104	Sanjit Realtors Private Limited	India		
105	Sankalp Realtors Private Limited	India		
106	Sanya Realtors Private Limited	India		
107	Savim Realtors Private Limited	India		
108	Sentinent Properties Private Limited	India		
109	Shalin Buildwell Private Limited	India		
110	Shantiniwas Developers Private Limited	India		
111	Shardul Builders Private Limited	India		
112	Shashank Buildhome Private Limited	India		
113	Shivshakti Realbuild Private Limited	India		
114	Shreyas Buildhome Private Limited	India		
115	Singdeep Estate Developers Private Limited	India		
116	Smart Buildhome Private Limited	India		
117	Snehal Buildcon Private Limited	India		
118	SNJ Builders Private Limited	India		
119	Source Developers Private Limited	India		
120	Spike Developers Private Limited	India		
121	Starex Projects Private Limited	India		
122	Starshine Realtors Private Limited	India		
123	Stepping Stone Buildhome Private Limited	India		
124	Stronghold Properties Private Limited	India		
125	Subodh Buildwell Private Limited	India		
126	Sumedha Builders Private Limited	India		
127	Sunrise Township Private Limited	India		
128	Sunview Township Private Limited	India		
129	Swapan Sunder Township Developers Private Limited	India		
130	Swapnil Buildhome Private Limited	India		
131	Swarg Sukh Buildhome Private Limited	India		

S. No.	Name of Subsidiary	Country of Incorporation	Year ended March 31, 2026	Year ended March 31, 2025
132	Taru Buildcon Private Limited	India		
133	True Dreams Developers Private Limited	India		
134	True Estate Build Developers Private Limited	India		
135	True Gem Tech Developers Private Limited	India		
136	Tushar Landcon Private Limited	India		
137	Udal Properties Private Limited	India		
138	Umang Buildcon Private Limited	India		
139	Vaibhav Technobuild Private Limited	India		
140	Vaman Buildhome Private Limited	India		
141	Veenish Realtors Private Limited	India		
142	VGSG Realtors Private Limited	India		
143	Vimsan Realtors Private Limited	India		
144	Vineera Colonisers Private Limited	India		

Note 58: Additional information, as required under Schedule III of the Companies Act, 2013, of the enterprises consolidated as subsidiaries / entities consolidated:

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)
	Parent								
	Omaxe Limited	(53.07)	461.21	30.60	(210.20)	(139.16)	(0.64)	30.72	(210.84)
	Subsidiaries-Indian								
1	Omaxe Buildhome Limited	(6.66)	57.86	3.87	(26.60)	2.87	0.01	3.87	(26.59)
2	Omaxe New Chandigarh Developers Private Limited	51.26	(445.48)	17.16	(117.87)	53.98	0.25	17.14	(117.62)
3	Omaxe Garv Buildtech Private Limited	10.71	(93.08)	9.44	(64.83)	61.46	0.28	9.40	(64.54)
4	Omaxe Pancham Realcon Private Limited	(0.85)	7.42	(0.14)	0.96	(25.24)	(0.12)	(0.12)	0.85
5	Omaxe World Street Private Limited	30.89	(268.39)	9.60	(65.97)	34.84	0.16	9.59	(65.81)
6	Pam Developers (India) Private Limited	31.81	(276.39)	8.51	(58.47)	7.12	0.03	8.51	(58.44)
7	Navratan Techbuild Private Limited	5.03	(43.68)	0.51	(3.48)	0.47	0.00	0.51	(3.48)
8	Omaxe Forest Spa and Hills Developers Limited	2.73	(23.72)	0.31	(2.14)	0.55	0.00	0.31	(2.14)
9	MR Real Estate Private Limited	0.02	(0.13)	0.01	(0.09)	-	-	0.01	(0.09)
10	Omaxe New Amritsar Developers Private Limited	2.47	(21.50)	0.85	(5.86)	-	-	0.85	(5.86)
11	Parshwa Veer Builders and Developers Private Limited	0.07	(0.63)	0.09	(0.59)	-	-	0.09	(0.59)
12	Omaxe Buildwell Limited	0.26	(2.28)	0.87	(5.96)	1.96	0.01	0.87	(5.95)
13	Omaxe Housing and Developers Limited	(0.88)	7.61	(0.04)	0.26	-	-	(0.04)	0.26
14	Omaxe Infrastructure Limited	(0.80)	6.92	(0.01)	0.06	-	-	(0.01)	0.06

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)
15	Rivaj Infratech Private Limited	0.01	(0.04)	(0.02)	0.11	-	-	(0.02)	0.11
16	Jagdamba Contractors and Builders Limited	(3.43)	29.78	(0.24)	1.63	-	-	(0.24)	1.63
17	Atulah Contractors and Constructions Private Limited	(1.18)	10.23	(0.11)	0.75	0.01	0.00	(0.11)	0.75
18	Kamini Builders and Promoters Private Limited	(0.00)	0.00	(0.00)	0.01	-	-	(0.00)	0.01
19	Oasis Township Private Limited	0.02	(0.20)	0.01	(0.06)	-	-	0.01	(0.06)
20	Landlord Developers Private Limited	-	-	(0.01)	0.06	-	-	(0.01)	0.06
21	Primordial Buildcon Private Limited	(1.12)	9.72	(0.00)	0.00	-	-	(0.00)	0.00
22	JKB Constructions Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
23	Monarch Villas Private Limited	(0.00)	0.03	0.00	(0.00)	-	-	0.00	(0.00)
24	JRS Projects Private Limited	(0.00)	0.04	0.00	(0.00)	-	-	0.00	(0.00)
25	Omaxe Entertainment Limited	0.00	(0.02)	0.00	(0.00)	-	-	0.00	(0.00)
26	Omtech Infrastructure and Construction Limited	0.14	(1.19)	0.08	(0.52)	-	-	0.08	(0.52)
27	Omaxe Indore Developers Limited	1.34	(11.63)	1.03	(7.07)	35.76	0.17	1.01	(6.90)
28	Green Planet Colonisers Private Limited	(0.00)	0.04	0.00	(0.00)	-	-	0.00	(0.00)
29	Anjaniputra Builders Private Limited	0.29	(2.48)	0.00	(0.01)	-	-	0.00	(0.01)
30	Giant Dragon Mart Private Limited	0.08	(0.70)	(0.00)	0.00	-	-	(0.00)	0.00
31	Hamara Ghar Constructions and Developers Private Limited	(0.00)	0.00	0.00	(0.00)	-	-	0.00	(0.00)
32	Omaxe New Faridabad Developers Private Limited	0.00	(0.01)	(0.00)	0.00	-	-	(0.00)	0.00
33	Link Infrastructure and Developers Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
34	Omaxe Infotech City Developers Limited	-	-	-	-	-	-	-	-
35	Zodiac Housing and Infrastructure Private Limited	(0.01)	0.08	0.00	(0.00)	-	-	0.00	(0.00)
36	Kashish Buildtech Private Limited	(0.01)	0.09	(0.01)	0.08	-	-	(0.01)	0.08
37	Omaxe Rajasthan SEZ Developers Limited	0.00	(0.01)	-	-	-	-	-	-
38	Omaxe Power Private Limited	0.00	(0.00)	(0.00)	0.00	-	-	(0.00)	0.00

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)
39	Shikhar Landcon Private Limited	0.06	(0.53)	(0.03)	0.18	-	-	(0.03)	0.18
40	Dreamze New Faridabad Developers LLP	0.00	(0.01)	(0.00)	0.00	-	-	(0.00)	0.00
41	Arman Builders Private Limited	(0.02)	0.18	(0.15)	1.03	-	-	(0.15)	1.03
42	Omaxe Heritage Private Limited	28.87	(250.85)	17.37	(119.31)	40.38	0.19	17.35	(119.13)
43	Hartal Builders Private Limited	(0.50)	4.33	(0.01)	0.08	(7.03)	(0.03)	(0.01)	0.04
44	Omaxe International Bazaar Limited	0.31	(2.67)	0.04	(0.28)	-	-	0.04	(0.28)
45	Golden Glades Builders Private Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
46	Shamba Developers Private Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
47	Shine Grow New Faridabad LLP	(0.06)	0.50	0.00	(0.00)	-	-	0.00	(0.00)
48	Panchi Developers Private Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
49	Omaxe Housing and Infrastructure Limited	-	-	-	-	-	-	-	-
50	Omaxe Hitech Infrastructure Company Private Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
51	Mehtab Infratech Private Limited	0.00	(0.04)	0.00	(0.00)	-	-	0.00	(0.00)
52	Mehboob Builders Private Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
53	Sri Balaji Green Heights Private Limited	(0.00)	0.04	0.00	(0.00)	-	-	0.00	(0.00)
54	P P Devcon Private Limited	0.01	(0.07)	0.00	(0.01)	-	-	0.00	(0.01)
55	National Affordable Housing Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
56	FBD Real Grow Private Limited	0.07	(0.58)	0.05	(0.32)	(6.12)	(0.03)	0.05	(0.34)
57	Dhanu Real Estate Private Limited	0.02	(0.13)	0.02	(0.12)	-	-	0.02	(0.12)
58	Aashna Realcon Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
59	Aradhya Real Estate Private Limited	0.00	(0.02)	(0.00)	0.00	-	-	(0.00)	0.00
60	Sarva Buildtech Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
61	Silver Peak Township Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
62	Ayush Landcon Private Limited	(0.32)	2.74	(0.21)	1.45	-	-	(0.21)	1.45

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)
63	Sarthak Landcon Private Limited	(0.03)	0.27	0.00	(0.00)	-	-	0.00	(0.00)
64	Chapal Buildhome Private Limited	0.00	(0.03)	0.00	(0.00)	-	-	0.00	(0.00)
65	Nexten (I) Growth Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
66	Nexten Infra Growth Private Limited	0.00	(0.01)	(0.00)	0.00	-	-	(0.00)	0.00
67	Nexten Infra Private Limited	0.00	(0.01)	(0.00)	0.00	-	-	(0.00)	0.00
68	Nexten Real Growth Private Limited	0.00	(0.01)	(0.00)	0.00	-	-	(0.00)	0.00
69	Nexten Super Growth Private Limited	0.00	(0.01)	(0.00)	0.00	-	-	(0.00)	0.00
70	Colors Real Estate Private Limited	-	-	0.30	(2.09)	-	-	0.30	(2.09)
71	Ludhiana Wholesale Market Private Limited	0.61	(5.29)	0.85	(5.83)	(4.75)	(0.02)	0.85	(5.85)
72	Worldstreet Sports Center Limited	(0.60)	(5.31)	(1.40)	9.77	56.43	0.26	(1.44)	10.03
73	Blackbull Retails Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
74	Omaxe Next Private Limited	0.00	(0.01)	0.00	(0.00)	-	-	0.00	(0.00)
75	Radhika Buildwell Private Limited	0.01	(0.04)	0.01	(0.04)	-	-	0.01	(0.04)
76	Khushiyon ka Ghar Private Limited	0.00	(0.01)	0.00	(0.01)	-	-	0.00	(0.01)
77	Be Together Developers Private Limited	1.06	(9.25)	1.27	(8.73)	0.99	0.00	1.27	(8.73)
78	Omaxe Be Together Project Developers Private Limited	0.17	(1.49)	0.21	(1.46)	-	-	0.21	(1.46)
79	Omaxe Be Together Ghaziabad Busport Private Limited	0.14	(1.19)	0.12	(0.84)	(3.09)	(0.01)	0.12	(0.85)
80	Omaxe Be Together Lucknow Busport Private Limited	0.21	(1.83)	0.26	(1.80)	(4.78)	(0.02)	0.27	(1.82)
81	Omaxe Be Together Prayagraj Busport Private Limited	(0.02)	0.16	(0.00)	0.00	-	-	(0.00)	0.00
82	Omaxe Be Together Kaushambi Busport Private Limited	0.00	(0.01)	0.00	(0.01)	-	-	0.00	(0.01)
83	Be Together Infra Projects Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
84	Omaxe Be Together Amausi Busport Private Limited	(0.02)	0.16	(0.02)	0.16	-	-	(0.02)	0.16
85	Omaxe Be Together Ayodhya Dham Busport Private Limited	0.06	(0.56)	0.08	(0.56)	(0.79)	(0.00)	0.08	(0.56)
86	KSONS Buildwell LLP	0.47	(4.09)	0.32	(2.18)	(6.90)	(0.03)	0.32	(2.21)

S. No.	Name of Enterprises	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)	As % of consolidated profit or loss	Amount (Rupees in Crore)
87	Nexten Cityspace realty Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
88	Nexten Township Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
89	Omaxe Capital Redevelopment Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
90	Next10 Land Developers Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
91	Next10 Realbuild Private Limited	0.00	(0.00)	0.00	(0.00)	-	-	0.00	(0.00)
92	Other Entities under significant control	(0.74)	6.45	0.00	(0.03)	-	-	0.00	(0.03)
	Subsidiaries-Foreign								
1	Rohtas Holding (Gulf) Limited	-	-	-	-	-		-	-
	Minority Interests in all subsidiaries	1.03	(8.93)	0.01	(0.05)	1.05	0.00	0.01	(0.05)
	Associates-Indian								
1	Parkash Omaxe Amusement Park Private Limited	(0.00)	0.00	0.00	(0.00)	-	-	0.00	(0.00)
2	Be Together Music Private Limited	(0.00)	0.00	0.00	(0.00)	-	-	0.00	(0.00)
3	Aquarise Developers Private limited	-	-	-	-	-	-	-	-

*The above balances represent the amount after elimination of intergroup transactions.

Note 59: Additional Regulatory Information/disclosure (to the extent applicable to the group)

Note 59.1 Enquiry under Prohibition of Benami Property Transactions Act, 1988

During the FY 2023-24, the Company was in receipt of notice as Benamidar under section 26(1) and 26(3) of The Prohibition of Benami Properties Transaction Act, 1988 for hearing before the adjudicating authority in relation to a reference made to the adjudicating authority under section 24(5) of Prohibition of Benami Properties Transaction Act, 1988 as amended by Benami transactions (Prohibition) Amendment Act 2016. The details as required under Schedule III are as under:-

S. No.	Particulars	Remarks
1	Details of Property	Vehicle-2 Cars
2	Year of Acquisition	2014/2018
3	Acquisition Amount	Rs. 155.38 Lac
4	Details of Beneficiaries	Deepak Khandelwal
5	If property is in the books, then reference to the item in the Balance Sheet.	First Car is part of Vehicles under Note no. 1 - Property Plant and Equipment to the Financial Statements.
6	If property is not in the books, then the fact shall be stated with reasons	Second Car was part of Property, Plant and Equipment till FY 2021-22 and thereafter sold in FY 2022-23.

This matter has been decided by adjudicating authority in the favour of the company vide order dated 24.12.2024 and the attachment has been revoked.

However, the department has moved an appeal before appellate tribunal against the order of adjudicating authority and the same is pending as on date.

Note 59.2 During the year the Company do not have any relationship with companies struck off under

section 248 of Companies Act, 2013.

Note 59.3: The Group has complied with the number of layers prescribed under the Companies Act, 2013.

Note 59.4: The Group has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

Note 59.5: 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.

Note 59.6: The Group has not traded or invested in crypto currency or virtual currency during the current or previous year.

Note 59.7: The Group has not revalued its Property, Plant and Equipment or intangible assets or both during the current or previous year.

Note 60: Standards issued and amended but not effective

The 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. MCA has notified amendments to the existing standards applicable to the Company for the financial year ended 31st March 2026 and do not have any impact on financial statement of the group.

Note 61:

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

(b) 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 62: On November 21, 2025, the Government of India notified four new Labour Code (the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020) consolidating 29 existing Labour laws. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has assessed that there is no impact on provision for Gratuity & Leave Encashment on account of new Labour Code on the financial statement. The Group continues to monitor the finalization of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued / rules are notified.

Note 63: The Group is using accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software and the audit trail has not been tempered with. Further audit trail feature has been preserved by the Group as per the statutory requirements for record retention

Note 64: Events after the Balance Sheet date requiring disclosure

The Board of directors of few wholly owned subsidiary companies of the group have proposed final dividend to the holding Company subject to approval from holding Company namely Omaxe Limited in the ensuing general meeting of respective subsidiary companies as per following details:

S. No.	Name of Subsidiary	Amount of Proposed Dividend per share (in Rs.)	Estimated Outgo from Subsidiary Company to Holding Company (Rupees in Crore)
1	Jagdamba Contractors and Builders Limited	58.00	29.00
2	Atulah Contractors and Constructions Private Limited	95.00	9.50
3	Primordial Buildcon Private Limited	1,800.00	9.00
4	Omaxe Buildhome Limited	10.00	25.00

Note 65: The 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
(Firm Reg. No. 000312S)

Sd/-
Sujata Sharma
Partner
M. No. 087919

Place: New Delhi
Date: 15 May, 2026

For and on behalf of Board of Directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

Part-A

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries for the year ended 31st March 2026

(Rupees in crore)

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	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
1	Omaxe New Chandigarh Developers Private Limited	14-Oct-08	March 31, 2026	INR	1	50.00	(190.77)	4,034.64	4,175.42	0.62	283.43	(117.62)	(29.04)	(88.58)	-	100.00
2	Omaxe Garv Buildtech Private Limited	16-Mar-11	March 31, 2026	INR	1	0.05	(96.41)	1,930.99	2,027.36	1.73	123.81	(86.79)	(21.79)	(65.00)	-	100.00
3	Omaxe Heritage Private Limited	31-Jan-08	March 31, 2026	INR	1	0.05	(250.85)	684.17	934.97	-	91.92	(159.08)	(39.76)	(119.31)	-	100.00
4	Omaxe Pancham Realcon Private Limited	27-May-10	March 31, 2026	INR	1	0.05	7.41	936.40	928.94	0.03	134.59	1.49	0.52	0.97	-	100.00
5	Omaxe World Street Private Limited	8-Nov-10	March 31, 2026	INR	1	38.00	(265.26)	1,583.80	1,811.06	2.04	80.75	(89.33)	(21.82)	(67.51)	-	100.00
6	Omaxe Buildhome Limited	22-Sep-06	March 31, 2026	INR	1	25.00	57.79	559.63	476.84	12.40	2.40	(35.43)	(8.83)	(26.60)	25.00	100.00
7	Ludhiana Wholesale Market Private Limited	3-Aug-22	March 31, 2026	INR	1	5.40	(5.29)	354.25	354.15	-	30.35	(7.78)	(1.95)	(5.83)	-	100.00
8	Omaxe Forest Spa and Hills Developers Limited	11-Jan-13	March 31, 2026	INR	1	91.10	4.24	255.21	159.87	140.00	7.27	(3.38)	(0.85)	(2.53)	-	100.00
9	Omaxe India Trade Centre Private Limited	10-Aug-12	March 31, 2026	INR	8	0.01	(276.05)	86.43	362.47	-	0.25	(58.49)	(0.00)	(58.48)	-	90.00
10	Bhanu Infrabuild Private Limited	5-Nov-08	March 31, 2026	INR	3	0.05	(254.48)	329.97	584.40	0.15	29.30	(38.68)	(9.78)	(28.90)	-	100.00
11	Aradhya Real Estate Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.03)	168.66	168.68	-	0.00	(0.00)	(0.01)	0.00	-	100.00
12	Satvik Hitech Builders Private Limited	31-Mar-15	March 31, 2026	INR	10	140.00	(1.04)	138.98	0.02	-	0.00	(0.06)	(0.01)	(0.04)	-	100.00
13	Omaxe Buildwell Limited	2-Mar-09	March 31, 2026	INR	1	1.05	(1.72)	34.76	35.43	0.56	8.25	(7.76)	(1.80)	(5.96)	-	100.00
14	Omaxe New Amritsar Developers Private Limited	22-Jul-22	March 31, 2026	INR	1	0.01	(14.89)	164.27	179.15	0.36	0.01	(8.16)	(2.05)	(6.11)	-	100.00
15	Omtech Infrastructure and Construction Limited	31-Mar-15	March 31, 2026	INR	1	0.05	(1.19)	71.99	73.14	-	0.01	(0.69)	(0.18)	(0.52)	-	100.00
16	S N Realtors Private Limited	11-Feb-13	March 31, 2026	INR	9	0.05	(26.13)	56.83	82.92	-	2.49	(3.47)	(0.00)	(3.46)	-	100.00

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	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
17	Omaxe Indore Developers Limited	16-Mar-06	March 31, 2026	INR	1	0.05	(11.64)	744.48	756.08	-	3.29	(9.44)	(2.37)	(7.07)	-	100.00
18	Jagdamba Contractors and Builders Limited	14-Dec-07	March 31, 2026	INR	1	5.00	29.78	45.33	10.55	-	2.66	2.22	0.59	1.63	25.00	100.00
19	Omaxe Housing and Developers Limited	26-Oct-04	March 31, 2026	INR	1	2.26	7.59	19.01	9.15	-	13.74	0.40	0.14	0.26	-	100.00
20	Hartal Builders and Developers Private Limited	14-Aug-19	March 31, 2026	INR	1	5.00	3.29	44.55	36.26	-	41.28	0.26	0.18	0.08	-	75.00
21	Arman Builders Private Limited	31-Jan-08	March 31, 2026	INR	1	0.05	0.18	22.21	21.98	-	2.74	1.10	0.06	1.03	-	100.00
22	Sarthak Landcon Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	0.27	13.02	12.74	-	0.00	(0.00)	(0.00)	(0.00)	-	100.00
23	Ashray Infrabuild Private Limited	5-Nov-08	March 31, 2026	INR	11	0.05	(2.94)	14.33	17.22	-	0.18	0.18	0.04	0.13	-	100.00
24	Estatelance Developers Private Limited	9-Sep-22	March 31, 2026	INR	12	0.01	(0.12)	205.44	205.55	-	0.63	(0.11)	(0.03)	(0.08)	-	100.00
25	Adesh Realcon Private Limited	10-Nov-10	March 31, 2026	INR	7	0.01	1.45	16.57	15.11	-	3.80	1.80	0.46	1.34	-	100.00
26	MR Real Estate Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.01)	0.02	0.02	0.01	-	(0.01)	(0.00)	(0.01)	-	100.00
27	PP Devcon Private Limited	31-Jan-14	March 31, 2026	INR	1	0.01	(0.08)	16.61	16.68	-	0.00	(0.01)	-	(0.01)	-	100.00
28	Estatelance Real Estate Private Limited	8-Dec-22	March 31, 2026	INR	11	0.01	(2.06)	34.75	36.79	-	0.13	0.01	0.00	0.01	-	100.00
29	Dinkar Realcon Private Limited	29-Nov-10	March 31, 2026	INR	11	0.01	(1.28)	191.35	192.61	-	0.44	(0.63)	(0.43)	(0.20)	-	100.00
30	Omaxe Infrastructure Limited	26-Oct-04	March 31, 2026	INR	1	4.63	6.92	16.01	4.46	-	0.57	0.08	0.02	0.06	-	100.00
31	Rivaj Infratech Private Limited	16-Feb-09	March 31, 2026	INR	1	0.05	(0.07)	14.10	14.12	-	0.12	0.12	0.00	0.11	-	51.00
32	Landlord Developers Private Limited	28-Jul-07	March 31, 2026	INR	1	-	-	-	-	-	0.14	0.06	-	0.06	-	-
33	Hemang Buildcon private Limited	29-Nov-10	March 31, 2026	INR	11	0.01	(0.15)	12.82	12.96	-	0.17	0.17	0.04	0.13	-	100.00
34	Ayush Landcon Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	2.73	5.15	2.40	-	2.88	1.94	0.49	1.45	-	100.00

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	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
35	Reliable Manpower Solutions Limited	31-Mar-15	March 31, 2026	INR	2	12.20	0.03	12.25	0.02	-	0.02	0.00	(0.00)	0.00	-	99.18
36	Atulah Contractors and Constructions Private Limited	24-Feb-11	March 31, 2026	INR	1	1.00	10.02	11.22	0.20	-	1.19	1.04	0.29	0.75	9.50	100.00
37	Sanvim Developers Private Limited	1-Sep-09	March 31, 2026	INR	11	0.01	(0.01)	10.28	10.28	-	0.00	(0.00)	-	(0.00)	-	100.00
38	Abhas Realcon Private Limited	10-Nov-10	March 31, 2026	INR	7	0.01	0.31	9.86	9.54	-	0.00	(0.00)	-	(0.00)	-	100.00
39	Primordial Buildcon Private Limited	10-Oct-06	March 31, 2026	INR	1	0.05	9.53	9.74	0.16	-	0.04	0.00	-	0.00	9.00	100.00
40	Davesh Technobuild Private Limited	29-Nov-10	March 31, 2026	INR	11	0.01	(0.24)	12.87	13.10	-	0.18	0.18	0.05	0.13	-	100.00
41	Chapal Buildhome Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.02)	0.02	0.03	-	-	(0.00)	0.00	(0.00)	-	100.00
42	Nexten Infra Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.01)	7.19	7.19	-	0.01	0.00	-	0.00	-	100.00
43	Nexten (I) Growth Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.01)	7.18	7.19	-	0.00	(0.00)	-	(0.00)	-	100.00
44	Omaxe International Bazaar Private Limited	8-Mar-17	March 31, 2026	INR	1	0.40	(2.67)	4.70	6.97	-	0.26	(0.37)	(0.09)	(0.28)	-	100.00
45	Navratan Techbuild Private Limited	31-Mar-15	March 31, 2026	INR	1	0.05	(17.50)	1.48	18.93	-	0.02	(0.01)	0.00	(0.01)	-	100.00
46	Green Planet Colonisers Private Limited	16-Mar-06	March 31, 2026	INR	1	1.00	5.56	6.56	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
47	Anjaniputra Builders Private Limited	31-Mar-15	March 31, 2026	INR	1	0.05	0.01	6.54	6.48	-	0.00	(0.01)	0.00	(0.01)	-	100.00
48	Worldstreet Sports Center Limited	2-Jun-22	March 31, 2026	INR	1	0.01	(5.31)	1,017.60	1,022.90	-	36.35	13.24	3.47	9.77	-	100.00
49	Silver Peak Township Private Limited	3-Jan-22	March 31, 2026	INR	1	0.05	(0.06)	6.20	6.20	-	-	(0.00)	-	(0.00)	-	100.00
50	Kashish Buildtech Private Limited	29-Sep-15	March 31, 2026	INR	1	0.01	0.11	4.11	3.99	-	0.11	0.11	0.03	0.08	-	100.00
51	Sarva Buildtech Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.01)	4.72	4.73	-	-	(0.00)	-	(0.00)	-	100.00
52	Satkar Colonisers Private Limited	1-Feb-11	March 31, 2026	INR	5	0.01	(0.02)	4.69	4.70	-	-	(0.00)	-	(0.00)	-	100.00

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	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
53	Glacier Agro Foods Products Private Limited	15-Oct-10	March 31, 2026	INR	4	0.38	3.88	4.26	0.00	-	0.18	0.18	0.00	0.18	-	100.00
54	Dhanu Real Estate Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.14)	3.77	3.90	-	0.00	(0.12)	-	(0.12)	-	100.00
55	Shubh Bhumi Developers Private Limited	1-Sep-09	March 31, 2026	INR	3	0.01	(0.01)	3.56	3.56	-	-	(0.00)	-	(0.00)	-	100.00
56	Utkrisht Real Estate and Associates Private Limited	1-Feb-11	March 31, 2026	INR	5	0.01	0.02	3.54	3.50	-	0.00	0.00	-	0.00	-	100.00
57	Sri Balaji Green Heights Private Limited	23-Apr-12	March 31, 2026	INR	1	0.05	0.05	3.28	3.18	-	0.00	(0.00)	-	(0.00)	-	100.00
58	Aviral Colonizers Private Limited	15-Oct-10	March 31, 2026	INR	5	0.01	0.01	3.13	3.11	-	-	(0.01)	0.00	(0.01)	-	100.00
59	Anveshan Builders Private Limited	10-Nov-10	March 31, 2026	INR	7	0.01	(0.03)	2.99	3.00	-	(0.00)	(0.01)	-	(0.01)	-	100.00
60	Salvatore Infra Buildtech Limited	18-Mar-23	March 31, 2026	INR	7	2.00	0.40	21.84	19.44	-	4.83	0.30	0.08	0.22	-	100.00
61	Ashok Infrabuild Private Limited	28-Jul-10	March 31, 2026	INR	4	0.01	(0.00)	1.62	1.61	-	-	(0.00)	0.00	(0.00)	-	100.00
62	Nri City Developers Private Limited	15-Jun-17	March 31, 2026	INR	3	0.01	0.18	0.67	0.48	-	0.00	(0.00)	-	(0.00)	-	100.00
63	Tejpal Infra Developers Private Limited	17-Mar-11	March 31, 2026	INR	4	0.01	(0.01)	0.72	0.72	-	-	(0.00)	-	(0.00)	-	100.00
64	Kamini Builders And Promoters Private Limited	29-Sep-15	March 31, 2026	INR	1	0.01	0.01	0.45	0.43	-	0.01	0.01	0.00	0.01	-	100.00
65	Aarzoo Technobuild Private Limited	5-Nov-08	March 31, 2026	INR	6	0.05	(0.03)	0.02	0.00	-	-	(0.01)	0.00	(0.01)	-	100.00
66	Colors Real Estate Private Limited	5-Aug-22	March 31, 2026	INR	7	0.01	(0.02)	73.29	73.30	-	-	(2.09)	-	(2.09)	-	100.00
67	Shikhar Landcon Private Limited	29-Sep-15	March 31, 2026	INR	1	0.01	(0.52)	0.35	0.85	-	0.18	0.18	-	0.18	-	100.00
68	Zodiac Housing and Infrastructure Private Limited	31-Mar-15	March 31, 2026	INR	1	0.05	0.11	0.16	0.00	-	-	(0.00)	-	(0.00)	-	100.00
69	Omaxe Power Private Limited	3-Oct-07	March 31, 2026	INR	1	0.05	(0.00)	0.19	0.14	-	0.00	0.00	0.00	0.00	-	100.00
70	Hamara Ghar Constructions and Developers Private Limited	31-Mar-15	March 31, 2026	INR	1	0.05	0.02	0.13	0.06	-	-	(0.00)	-	(0.00)	-	100.00

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71	Omaxe Housing And Infrastructure Limited	1-Feb-10	March 31, 2026	INR	11	0.05	0.02	2.82	2.75	-	0.07	0.07	0.00	0.07	-	100.00
72	JRS Projects Private Limited	26-Oct-04	March 31, 2026	INR	1	0.05	0.04	7.63	7.54	-	-	(0.00)	-	(0.00)	-	100.00
73	Monarch Villas Private Limited	26-Oct-04	March 31, 2026	INR	1	0.05	0.03	0.09	0.00	-	-	(0.00)	0.00	(0.00)	-	100.00
74	Link Infrastructure and Developers Private Limited	31-Mar-15	March 31, 2026	INR	1	0.05	0.00	0.05	0.00	-	-	(0.00)	-	(0.00)	-	100.00
75	Oasis Township Private Limited	16-Mar-09	March 31, 2026	INR	1	0.01	(0.19)	0.01	0.20	-	-	(0.06)	-	(0.06)	-	100.00
76	National Affordable Housing Limited	8-Aug-14	March 31, 2026	INR	1	0.05	0.01	0.06	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
77	Abheek Builders Private Limited	5-Nov-08	March 31, 2026	INR	6	0.05	(0.01)	0.04	0.00	-	-	(0.01)	0.00	(0.01)	-	100.00
78	JKB Constructions Private Limited	26-Oct-04	March 31, 2026	INR	1	0.05	(0.01)	0.04	0.00	-	-	(0.00)	-	(0.00)	-	100.00
79	Omaxe Infotech City Developers Limited	5-Jan-07	March 31, 2026	INR	11	0.05	(0.01)	8.10	8.06	-	0.00	(0.00)	-	(0.00)	-	100.00
80	Omaxe New Faridabad Developers Private Limited	16-Apr-18	March 31, 2026	INR	1	0.05	(0.01)	0.04	0.00	-	0.00	0.00	-	0.00	-	100.00
81	Omaxe Rajasthan SEZ Developers Limited	27-Nov-07	March 31, 2026	INR	1	0.05	(0.01)	0.04	0.00	-	-	-	-	-	-	100.00
82	Radiance Housing and Properties Private Limited	5-Nov-08	March 31, 2026	INR	6	0.05	(0.02)	0.03	0.00	-	-	(0.01)	-	(0.01)	-	100.00
83	Hiresh Builders Private Limited	5-Nov-08	March 31, 2026	INR	11	0.05	(0.02)	0.03	0.00	-	-	(0.00)	-	(0.00)	-	100.00
84	Golden Glades Builders Private Limited	19-Apr-08	March 31, 2026	INR	1	0.05	(0.03)	0.02	0.00	-	-	(0.00)	-	(0.00)	-	100.00
85	Omaxe Entertainment Limited	31-Mar-15	March 31, 2026	INR	1	0.05	(0.02)	0.03	0.00	-	-	(0.00)	-	(0.00)	-	100.00
86	Shamba Developers Private Limited	27-May-10	March 31, 2026	INR	1	0.05	(0.03)	0.02	0.00	0.01	-	(0.00)	-	(0.00)	-	100.00
87	Mehboob Builders Private Limited	16-Mar-11	March 31, 2026	INR	1	0.05	(0.03)	0.02	0.00	0.01	-	(0.00)	0.00	(0.00)	-	100.00
88	Panchi Developers Private Limited	27-May-10	March 31, 2026	INR	1	0.05	(0.03)	0.02	0.00	0.01	-	(0.00)	-	(0.00)	-	100.00

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89	Ekansh Buildtech Private Limited	11-Nov-08	March 31, 2026	INR	11	0.05	(0.03)	13.18	13.17	-	0.00	(0.00)	-	(0.00)	-	100.00
90	Pam Developers (India) Private Limited	10-Aug-12	March 31, 2026	INR	1	0.01	(0.21)	0.02	0.22	0.01	0.01	0.01	-	0.01	-	100.00
91	Mehtab Infratech Private Limited	16-Mar-11	March 31, 2026	INR	1	0.05	(0.04)	0.02	0.00	0.01	-	(0.00)	-	(0.00)	-	100.00
92	Kavya Buildtech Private Limited	11-Nov-08	March 31, 2026	INR	11	0.05	(0.04)	2.67	2.65	-	0.00	(0.00)	-	(0.00)	-	100.00
93	Omaxe Hitech Infrastructure Company Private Limited	11-Mar-11	March 31, 2026	INR	1	0.05	(0.04)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	100.00
94	Nexten Real Growth Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.02)	0.01	0.02	-	0.00	0.00	-	0.00	-	100.00
95	Nexten Infra Growth Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.02)	0.01	0.02	-	0.00	0.00	-	0.00	-	100.00
96	Giant Dragon Mart Private Limited	12-Oct-15	March 31, 2026	INR	1	0.01	(0.71)	0.01	0.71	-	0.00	0.00	-	0.00	-	50.00
97	Manit Developers Private Limited	8-Mar-11	March 31, 2026	INR	3	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	100.00
98	Navadip Developers Private Limited	10-Nov-10	March 31, 2026	INR	7	0.01	(0.00)	0.01	0.00	-	-	(0.00)	0.00	(0.00)	-	100.00
99	Ekapad Developers Private Limited	11-Mar-11	March 31, 2026	INR	3	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	0.00	(0.00)	-	100.00
100	Daman Builders Private Limited	16-Mar-11	March 31, 2026	INR	3	0.01	(0.01)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	100.00
101	Rupesh Infratech private Limited	16-Mar-11	March 31, 2026	INR	3	0.01	(0.01)	0.01	0.00	-	0.00	(0.00)	0.00	(0.00)	-	100.00
102	Damodar Infratech Private Limited	11-Mar-11	March 31, 2026	INR	3	0.01	(0.01)	0.01	0.00	-	0.00	0.00	-	0.00	-	100.00
103	Caspian Realtors Private Limited	16-Mar-11	March 31, 2026	INR	3	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
104	Aashna Realcon Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.02)	0.01	0.01	-	0.00	(0.00)	-	(0.00)	-	100.00
105	Blackbull Retails Private Limited	16-Jun-22	March 31, 2026	INR	1	0.01	(0.01)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
106	Omaxe Next Private Limited	21-Jun-22	March 31, 2026	INR	1	0.01	(0.01)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00

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107	Nexten Super Growth Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(0.01)	0.01	0.01	-	0.00	0.00	-	0.00	-	100.00
108	Aadhira Developers Private Limited	1-Sep-09	March 31, 2026	INR	11	0.01	(0.01)	0.00	0.01	-	0.00	(0.00)	-	(0.00)	-	100.00
109	Oasis Suncity Realtors Private Limited	13-Mar-08	March 31, 2026	INR	2	0.05	(0.03)	0.02	0.00	-	-	(0.00)	-	(0.00)	-	100.00
110	RPS Suncity Promoters and Developers Private Limited	13-Mar-08	March 31, 2026	INR	2	0.05	(0.06)	37.68	37.69	-	0.00	(0.02)	(0.02)	(0.00)	-	100.00
111	FBD Real Grow Private Limited	3-Jan-22	March 31, 2026	INR	1	0.01	(4.53)	58.28	62.80	-	24.41	(0.43)	(0.12)	(0.32)	-	100.00
112	Rohtas Holdings (Gulf) Limited #	16-Jun-22	March 31, 2026	AED	#	0.06	(0.06)	0.30	0.30	-	-	-	-	-	-	100.00
113	Secure Properties Private Limited	30-Sep-24	March 31, 2026	INR	13	4.92	(0.56)	50.58	46.21	-	0.01	(0.75)	(0.18)	(0.58)	-	100.00
114	Parshwa Veer Builders and Developers Private Limited	30-Sep-24	March 31, 2026	INR	1	0.21	0.69	3.01	2.10	2.92	0.00	(0.01)	0.00	(0.01)	-	100.00
115	Radhika Buildwell Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	0.05	27.15	27.09	0.02	0.00	(0.04)	-	(0.04)	-	100.00
116	Khushiyon ka Garh Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	0.16	0.42	0.25	-	-	(0.01)	-	(0.01)	-	100.00
117	Be Together Developers Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(15.48)	187.73	203.20	0.04	10.38	(10.28)	(1.54)	(8.73)	-	100.00
118	Omaxe Be Together Project Developers Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(1.40)	87.05	88.44	-	0.01	(1.97)	(0.51)	(1.46)	-	100.00
119	Be Together Infra Projects Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	100.00
120	Omaxe Be Together Lucknow Busport Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(1.13)	234.72	235.84	-	1.55	(2.36)	(0.56)	(1.80)	-	100.00
121	Omaxe Be Together Ghaziabad Busport Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(1.47)	66.14	67.60	-	0.54	(1.12)	(0.28)	(0.84)	-	100.00
122	Omaxe Be Together Prayagraj Busport Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	0.44	65.90	65.45	-	0.42	0.04	0.04	0.00	-	100.00
123	Omaxe Be Together Kaushambi Busport Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(0.01)	123.69	123.69	-	0.00	(0.01)	(0.00)	(0.01)	-	100.00
124	Omaxe Be Together Ayodhya Dham Busport Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	(0.56)	70.25	70.80	-	0.52	(0.74)	(0.18)	(0.56)	-	100.00

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125	Omaxe Be Together Amausi Busport Private Limited	30-Sep-24	March 31, 2026	INR	1	0.01	0.16	18.15	17.98	-	0.25	0.21	0.05	0.16	-	100.00
126	Nexten Cityspace realty Private Limited	1-Jan-25	March 31, 2026	INR	1	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
127	Nexten Township Private Limited	1-Jan-25	March 31, 2026	INR	1	0.01	(0.00)	2.49	2.48	-	0.00	(0.00)	0.00	(0.00)	-	100.00
128	Omaxe Capital Redevelopment Private Limited	28-Mar-25	March 31, 2026	INR	1	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	100.00
129	Next10 Land Developers Private Limited	11-Nov-25	March 31, 2026	INR	1	0.01	(0.01)	-	(0.00)	-	-	(0.00)	-	(0.00)	-	100.00
130	Next10 Realbuild Private Limited	11-Nov-25	March 31, 2026	INR	1	0.01	(0.01)	-	(0.00)	-	-	(0.00)	-	(0.00)	-	100.00
131	Aanchal Infrabuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.01	0.01	-	0.01	0.01	0.00	0.01	-	-
132	Abhay Techno Build Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
133	Abhiman Buildtech Private Limited		March 31, 2026	INR	14	0.01	(0.02)	0.01	0.02	-	-	(0.00)	-	(0.00)	-	-
134	Absolute Infrastructure Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
135	Adil Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
136	Advaita Properties Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
137	Advay Properties Private Limited		March 31, 2026	INR	14	0.01	0.01	0.02	0.00	-	0.00	0.00	0.00	0.00	-	-
138	Agasthya Properties Private Limited		March 31, 2026	INR	14	0.01	0.00	1.78	1.77	-	-	(0.00)	-	(0.00)	-	-
139	Alpesh Builders Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
140	Amber Infrabuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
141	Amit Jain Builders Private Limited		March 31, 2026	INR	14	0.01	0.00	0.04	0.03	-	0.01	0.00	-	0.00	-	-
142	Amod Builders Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-

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143	Ananddeep Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
144	Anant Realcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.45	0.45	-	0.70	(0.00)	0.00	(0.00)	-	-
145	Aneesh Buildtech Private Limited		March 31, 2026	INR	14	0.02	(0.01)	0.01	0.00	0.01	-	(0.00)	-	(0.00)	-	-
146	Apoorva Infrabuild Private Limited		March 31, 2026	INR	14	0.01	(0.02)	0.04	0.05	-	-	(0.00)	-	(0.00)	-	-
147	Arhant Infrabuild Private Limited		March 31, 2026	INR	14	0.01	0.03	0.87	0.83	-	0.00	(0.00)	-	(0.00)	-	-
148	Aric Infrabuild Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	0.40	(0.00)	-	(0.00)	-	-
149	Arjit Builders Private Limited		March 31, 2026	INR	14	0.01	1.42	1.75	0.32	1.00	0.01	0.01	-	0.01	-	-
150	Art Balcony Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
151	Avindra Estate Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
152	Awal Builders Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
153	Balesh Technobuild Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.53	0.52	-	0.00	(0.00)	-	(0.00)	-	-
154	Bali Buildtech Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
155	Bandhu Buildtech Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
156	Beautiful Landbase Private Limited		March 31, 2026	INR	14	0.01	0.01	0.17	0.15	-	0.00	(0.00)	-	(0.00)	-	-
157	Bhargav Builders Private Limited		March 31, 2026	INR	14	0.01	(0.03)	5.06	5.08	-	-	(0.01)	-	(0.01)	-	-
158	Bhavesh Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
159	Chaitanya Realcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
160	Chetan Infrabuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-

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161	Chirag Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
162	Cress Propbuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	1.97	1.97	-	0.00	(0.00)	-	(0.00)	-	-
163	Daksh Township Private Limited		March 31, 2026	INR	14	0.01	0.11	0.12	0.00	-	-	(0.00)	-	(0.00)	-	-
164	Deejit Developers Private Limited		March 31, 2026	INR	14	0.01	0.01	0.02	0.00	-	0.00	(0.00)	-	(0.00)	-	-
165	Deepaalay Realtors Private Limited		March 31, 2026	INR	14	0.01	0.01	0.02	0.00	-	-	(0.00)	-	(0.00)	-	-
166	Deepal Township Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
167	Deepsing Realtors Private Limited		March 31, 2026	INR	14	0.01	0.07	0.08	0.00	-	-	(0.00)	-	(0.00)	-	-
168	Desire Housing and Construction Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
169	Devgar Estate Developers Private Limited		March 31, 2026	INR	14	0.01	0.03	0.24	0.20	-	-	(0.00)	-	(0.00)	-	-
170	Distinctive Infrastructure And Construction Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
171	Dream Technobuild Private Limited		March 31, 2026	INR	14	0.01	(0.12)	0.01	0.12	-	0.01	0.01	-	0.01	-	-
172	Dream Towers Private Limited		March 31, 2026	INR	14	0.01	0.44	1.69	1.24	-	0.00	0.00	-	0.00	-	-
173	DVM Realtors Private Limited		March 31, 2026	INR	14	0.01	0.06	2.17	2.10	-	5.50	0.14	0.03	0.11	-	-
174	Excellent Apartments Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.95	0.95	-	-	(0.00)	0.00	(0.00)	-	-
175	Fast Track Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
176	Garg and Goel Estate Developers Private Limited		March 31, 2026	INR	14	0.01	0.17	0.18	0.00	-	-	(0.00)	0.01	(0.01)	-	-
177	Garg Realtors Private Limited		March 31, 2026	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
178	Garvish Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-

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	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
179	Gaurang Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
180	Geet Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.17)	0.12	0.28	-	0.00	(0.00)	-	(0.00)	-	-
181	Girish Buildwell Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
182	Goel Isha Colonisers Private Limited		March 31, 2026	INR	14	0.01	(0.02)	0.01	0.03	-	0.00	0.00	0.00	0.00	-	-
183	Green Earth Promoters Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
184	Gurmeet Builders Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
185	Hina Technobuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
186	Indrasan Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
187	Istuti Realcon Private Limited		March 31, 2026	INR	14	0.01	(0.09)	1.07	1.15	-	-	(0.00)	-	(0.00)	-	-
188	Jagat Buildtech Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
189	Jaidev Colonisers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
190	Jishnu Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
191	Jitenjay Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
192	Jivish Colonisers Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
193	J.S.M. Enterprises Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
194	Kanak Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.09)	0.02	0.10	-	0.31	0.00	-	0.00	-	-
195	Kartik Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
196	KBM Constructions Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
197	Kishordeep Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-

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198	Krishan Kripa Buildcon Private Limited		March 31, 2026	INR	14	0.01	0.02	0.08	0.05	-	-	(0.00)	-	(0.00)	-	-
199	Laldeep Realtors Private Limited		March 31, 2026	INR	14	0.01	0.02	0.10	0.08	-	-	(0.00)	-	(0.00)	-	-
200	Lavanya Builders Private Limited		March 31, 2026	INR	14	0.01	0.01	0.02	0.00	-	0.47	0.02	0.00	0.02	-	-
201	Lifestyle Township Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
202	Lohith Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
203	Luxury Township Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
204	Mangal Bhumi Properties Private Limited		March 31, 2026	INR	14	0.01	0.02	0.03	0.00	-	-	(0.00)	-	(0.00)	-	-
205	Mankish Colonisers Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
206	Manwal Colonisers Private Limited		March 31, 2026	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
207	Meghmala Builders Private Limited		March 31, 2026	INR	14	0.02	(0.00)	0.02	0.00	0.01	-	(0.00)	-	(0.00)	-	-
208	Mihir Buildwell Private Limited		March 31, 2026	INR	14	0.01	(0.05)	0.00	0.04	-	0.00	(0.00)	-	(0.00)	-	-
209	Milestone Township Private Limited		March 31, 2026	INR	14	0.01	(0.08)	0.05	0.12	-	0.00	(0.06)	-	(0.06)	-	-
210	Motto Developers Private Limited		March 31, 2026	INR	14	0.01	0.05	0.07	0.01	-	-	(0.00)	-	(0.00)	-	-
211	Nakul Technobuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.19	0.19	-	0.00	(0.00)	-	(0.00)	-	-
212	Naptune Technobuild Projects Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
213	Natraj Colonisers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	1.35	1.35	-	-	(0.00)	-	(0.00)	-	-
214	Naveenraj Realtors Private Limited		March 31, 2026	INR	14	0.01	0.03	0.79	0.75	-	-	(0.00)	-	(0.00)	-	-
215	Neegar Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
216	New Horizons Township Developers Private Limited		March 31, 2026	INR	14	0.01	0.02	0.03	0.00	-	-	(0.00)	-	(0.00)	-	-

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217	Omaxe Realtors Limited		March 31, 2026	INR	14	0.05	(0.05)	4.30	4.30	-	-	(0.00)	-	(0.00)	-	-
218	P N Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	0.00	(0.00)	-	-
219	Parjit Realtors Private Limited		March 31, 2026	INR	14	0.01	0.02	0.08	0.05	-	0.00	(0.00)	-	(0.00)	-	-
220	Prabal Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
221	Praveen Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.35	0.34	-	0.00	(0.00)	-	(0.00)	-	-
222	Praveen Mehta Builders Private Limited		March 31, 2026	INR	14	0.01	0.02	0.03	0.00	-	-	(0.00)	-	(0.00)	-	-
223	PSJ Developers Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
224	Puru Builders Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	0.00	-	0.00	-	-
225	Ramniya Estate Developers Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
226	Raveendeep Colonisers Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
227	Sandeep Landcon Private Limited		March 31, 2026	INR	14	0.01	0.05	0.06	0.00	-	-	(0.00)	-	(0.00)	-	-
228	Sandeep Township Private Limited		March 31, 2026	INR	14	0.01	0.03	0.27	0.23	-	-	(0.00)	-	(0.00)	-	-
229	Sangupt Developers Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
230	Sanjit Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
231	Sankalp Realtors Private Limited		March 31, 2026	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
232	Sanya Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
233	Savim Realtors Private Limited		March 31, 2026	INR	14	0.01	0.44	0.45	0.00	-	0.01	0.01	0.01	(0.01)	-	-
234	Sentinent Properties Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
235	Shalin Buildwell Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.06	(0.00)	-	(0.00)	-	-

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236	Shantiniwas Developers Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
237	Shardul Builders Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
238	Shashank Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
239	Shivshakti Realbuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.06	0.06	-	0.00	(0.00)	-	(0.00)	-	-
240	Shreyas Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
241	Singdeep Estate Developers Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.19	0.18	-	-	(0.00)	-	(0.00)	-	-
242	Smart Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	-
243	Snehal Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
244	SNJ Builders Private Limited		March 31, 2026	INR	14	0.01	0.02	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
245	Source Developers Private Limited		March 31, 2026	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
246	Spike Developers Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
247	Starex Projects Private Limited		March 31, 2026	INR	14	0.01	0.06	2.73	2.66	-	1.65	0.05	0.01	0.04	-	-
248	Stepping Stone Buildhome Private Limited		March 31, 2026	INR	14	0.01	0.18	0.26	0.07	-	-	(0.00)	-	(0.00)	-	-
249	Stronghold Properties Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.32	0.31	-	0.07	0.02	0.00	0.02	-	-
250	Subodh Buildwell Private Limited		March 31, 2026	INR	14	0.01	2.57	3.82	1.24	3.30	0.00	0.00	-	0.00	-	-
251	Sumedha Builders Private Limited		March 31, 2026	INR	14	0.01	0.00	0.02	0.00	-	-	(0.00)	-	(0.00)	-	-
252	Sunrise Township Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
253	Sunview Township Private Limited		March 31, 2026	INR	14	0.01	0.15	0.18	0.02	-	0.00	0.00	-	0.00	-	-
254	Swapan Sunder Township Developers Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-

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255	Swapnil Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
256	Swarg Sukh Buildhome Private Limited		March 31, 2026	INR	14	0.01	0.00	0.11	0.10	-	-	(0.00)	-	(0.00)	-	-
257	Taru Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.60	(0.00)	-	(0.00)	-	-
258	True Dreams Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
259	True Estate Build Developers Private Limited		March 31, 2026	INR	14	0.01	0.02	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
260	True Gem Tech Developers Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	0.00	(0.00)	-	-
261	Tushar Landcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
262	Udal Properties Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
263	Umang Buildcon Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	0.00	(0.00)	-	(0.00)	-	-
264	Vaibhav Technobuild Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
265	Vaman Buildhome Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
266	Veenish Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	-
267	VGSG Realtors Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	-	(0.00)	-	(0.00)	-	-
268	Vimsan Realtors Private Limited		March 31, 2026	INR	14	0.01	0.03	0.04	0.00	-	-	(0.00)	-	(0.00)	-	-
269	Vineera Colonisers Private Limited		March 31, 2026	INR	14	0.01	0.03	0.11	0.06	-	0.00	(0.00)	-	(0.00)	-	-
270	Omaxe Affordable Homes Private Limited		March 31, 2026	INR	14	0.01	(0.04)	0.00	0.03	-	-	(0.00)	-	(0.00)	-	-
271	Omaxe Hotels Limited		March 31, 2026	INR	14	0.05	(0.22)	0.01	0.18	-	-	(0.00)	-	(0.00)	-	-
272	Starshine Realtors Private Limited		March 31, 2026	INR	14	0.01	(0.00)	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-
273	Mangla Villas Private Limited		March 31, 2026	INR	14	0.01	0.09	0.83	0.72	-	0.00	(0.00)	-	(0.00)	-	-

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	Note No.	Share capital	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
274	Rocky Valley Resorts Private Limited		March 31, 2026	INR	14	0.01	0.00	0.01	0.00	-	0.00	(0.00)	-	(0.00)	-	-

Statement containing salient features of the financial statement of limited liabilty partnership for the year ended 31st March 2026

Sl. No.	Name of limited liability partnership	The Data since when LLP 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	Note No.	Partners contribution	Reserves and surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of partnership interest
1	Dreamze New Faridabad Developers LLP	11-Dec-20	March 31, 2026	INR	1	0.01	(0.01)	0.00	0.00	-	0.00	0.00	-	0.00	-	99.99
2	Shine Grow New Faridabad LLP	9-Dec-20	March 31, 2026	INR	1	0.01	0.00	2.05	2.04	-	0.00	(0.00)	0.00	(0.00)	-	99.99
3	KSONS Buildwell LLP	30-Sep-24	March 31, 2026	INR	1	0.01	(4.48)	136.37	140.84	-	0.01	(2.98)	(0.80)	(2.18)	-	65.00

Note no.

1 Subsidiaries of Omaxe Limited
2 Subsidiaries of Omaxe Buildhome Limited
3 Subsidiaries of Omaxe New Chandigarh Developers Private Limited
4 Subsidiaries of Omaxe Garv Buildtech Private Limited
5 Subsidiaries of Omaxe Pancham Realcon Private Limited
6 Subsidiaries of Bhanu Infrabuild Private Limited
7 Subsidiaries of Omaxe World Street Private Limited
8 Subsidiaries of Pam Developers (India) Private Limited
9 Subsidiaries of Navratan Tech Build Private Limited
10 Subsidiaries of Omaxe Forest SPA and Hills Developers Limited
11 Subsidiaries of Omaxe New Amritsar Developers Private Limited
12 Subsidiaries of MR Real Estate Private Limited
13 Subsidiaries of Parshwa Veer Builders and Developers Private Limited
14 Other Entities under significant control of Omaxe Limited
\# Foreign Subsidiaries registered in Dubai.

Part B

Statement containing salient features of the financial statement of associate company

(Rupees in Crore)

Sl. No.	Name of associate	The Data since when associate was acquired	Latest audited balance sheet date	Share of associate held by the company on the year end			Description of how there is significant influence	Reason why the associates is not consolidated	Net worth attributable to shareholding as per latest audited balance sheet	Profit/(loss) for the year	
				Number	Amount of investment (In Ruppees)	Extent of holding % / partnership interest %				Considered for consolidation	Not considered for consolidation
1	Parkash Omaxe Amusement Park Private Limited	19-Dec-15	March 31, 2026	5,000	50,000.00	50.00	Holding more than 20% of voting power	NA	0.00	(0.00)	-
2	Be Together Music Private Limited *	30-Sep-24	March 31, 2026	5,000	50,000.00	50.00	Holding more than 20% of voting power	NA	0.00	(0.00)	-
3	Aquarise Developers Private Limited #	30-Nov-25	March 31, 2026	4,000	40,000.00	40.00	Holding more than 20% of voting power	NA	-	(0.00)	(0.01)

* Associate company of M/s Be together Developers Private Limited
# Associate company of M/s Dinakar Realcon Private Limited

For and on behalf of Board of directors

Sd/-
Mohit Goel
DIN: 02451363
Managing Director

Sd/-
Vinit Goyal
DIN: 03575020
Wholetime Director

Place: New Delhi
Date: 15 May, 2026

Sd/-
Atul Banshal
Director Finance &
Chief Financial Officer

Sd/-
Deshabandhu Rajesh Srikanta
Company Secretary
M. No. F3992

Notes

Notes

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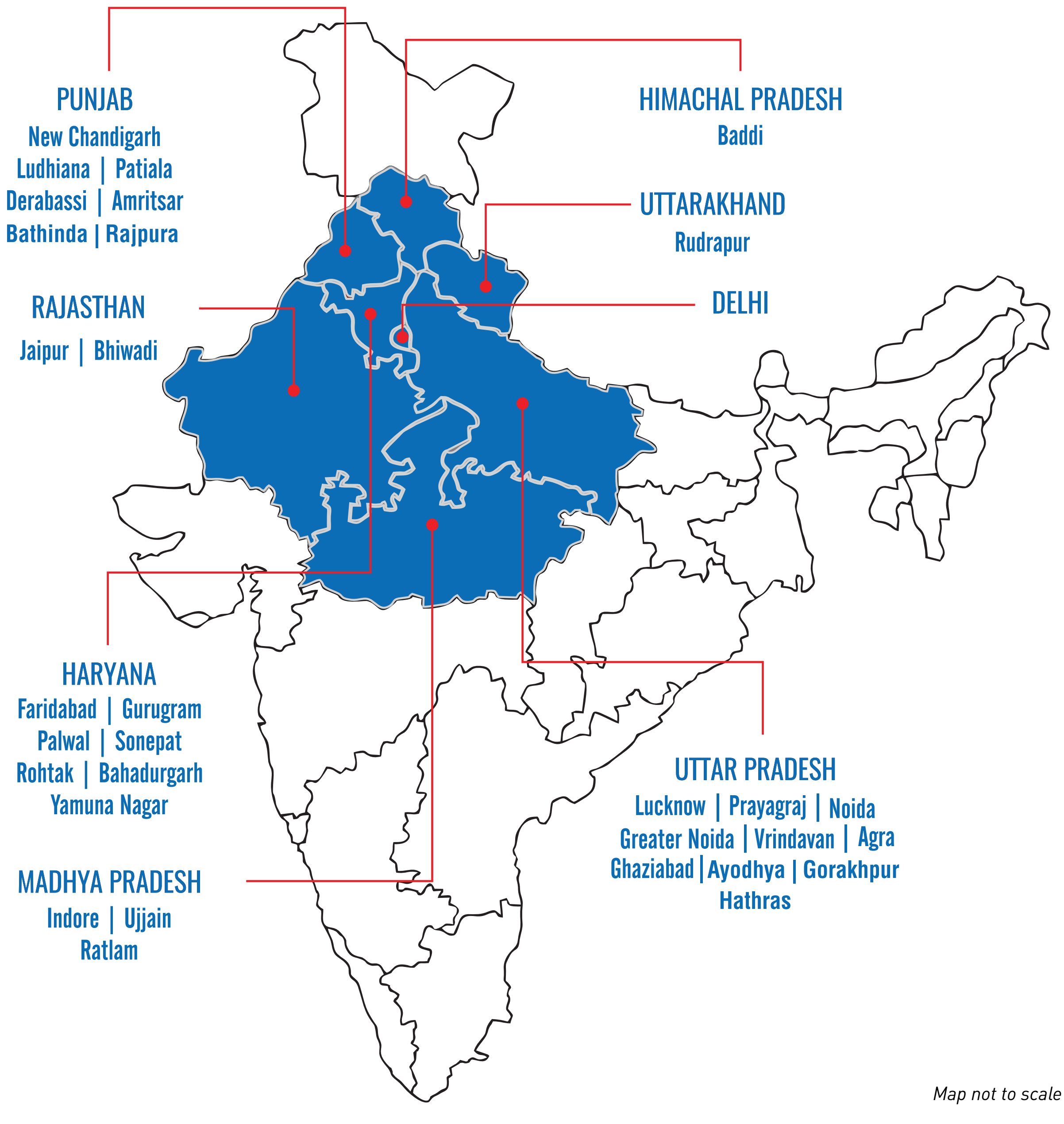

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Corporate Office:
'Omaxe House', 7, Local Shopping Centre,
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Tel: 91-11-41893100, 41896680-85,
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