

Annual Report

2024 – 2025

of

Credence Property Developers Private Limited

SKHD & Associates

C h a r t e r e d A c c o u n t a n t s

605, Kshitij Building, Next to Garden Court Restaurant, Veera Desai Road, Andheri (W),
Mumbai – 400 058. • Tel: 64541984 • E-mail : skhdandassociates@gmail.com

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Independent Auditors' Report

To the Members of Credence Property Developers Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Credence Property Developers Private Limited, (hereinafter referred to as "the Company"), which comprise of the Balance Sheet as at 31st March 2025, the Statement of Profit & Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended and Notes to the Financial Statements, including a summary of Significant Accounting Policies and other explanatory information (herein after referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 (hereinafter referred to as "the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its Profit and Total Comprehensive Income, Changes in Equity and its Cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon and we do not provide a separate opinion on these matters.

We have determined that there are no key audit matters to be communicated in our report.



Information Other than the Ind AS financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and in doing so, consider whether the other information is materially inconsistent with the financial statement or our knowledge obtained in the 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 the fact. We have nothing to report in this regard.

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

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these 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 of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, 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 also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As



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

We also;

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

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

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

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



with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. The requirements of the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "Annexure A" 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, 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 Income, Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the Company's books of account;
 - d) In our opinion the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of written representations received from the directors as on March 31, 2025, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025, from being appointed as a director in terms of Section 164 (2) of the Act;
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - g) The Company has not paid any managerial remuneration to its Directors during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable to the Company;
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with the 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, we report that,



- i) The Company does not have any pending litigations which would impact its financial position;
- ii) The Company does not have any long term contracts including derivative contracts for which there were any material foreseeable losses; and
- iii) There were no amounts which were required to be transferred to the Investors Education and Protection Fund by the Company.
- iv) a) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company 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, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material mis- statement.
- v) The company had neither declared any dividend in the previous year nor paid any dividend during the current year.



- vi) As per the requirements of rule 3(1) of the Companies (Accounts) Rules 2014 the Company uses accounting software for maintaining its books of account that have a feature of recording audit trail of each and every transaction creating an edit log of each change made in the books of account along with the date when such changes were made within such accounting software. This feature of recording audit trail has operated throughout the year except for certain transactions, changes made through specific access and for direct database changes and no audit trail features were tampered during the year and have been preserved by the company as per the statutory requirement for record retention.



For SKHD & Associates
Chartered Accountants
Firm Registration No. 105929W

H.M. Solanki

Hemanshu Solanki
Partner

Membership No. 132835
UDIN No. 25132835BMMJUO5579

Mumbai, dated May 13, 2025

Annexure to the Auditors' Report

(Referred to in Paragraph 1 under the head "Report on Other Legal and Regulatory Requirements" of our report of even date on the Ind AS financial Statements for the year ended on March 31, 2025 of Credence Property Developers Private Limited)

In terms of the information and explanations given to us and the books and records examined by us and on the basis of such checks as we considered appropriate, we further report as under:

(i) **Fixed Assets**

- a. The Company does not have any Property, plant and equipment and Intangible Assets, the provision of clause 3(i) (a) to (d) of the Order is not applicable.
 - b. No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii)
- a. As per information provided to us and to the best of our knowledge and belief, the physical verification of inventory comprising of saleable units, construction materials and related costs and right to sale has been conducted by the management at reasonable intervals and in our opinion the coverage and procedure of such verification by the management is appropriate. According to the information and explanations given to us and on the basis of our examination of the records of the Company no discrepancies were noticed during such verification.
 - b. As per the information and explanations given to us, the Company has not been sanctioned any working capital limits during the year from any banks and Financial Institutions. Hence, reporting under clause 3(ii)(b) is not applicable.
- (iii) According to the information and explanations given to us and on the basis of records verified by us during the year, the Company has given unsecured loan to two bodies corporate during the year. The Company has not made any investments or provided any guarantee or any security, to any other entity during the year.
- a) According to the information and explanations given to us and on the basis of our examination of the records, the Company has, not made any investments or provided any guarantee or any security, to any other entity during the year. The Company has granted unsecured loans to two bodies corporate in respect of which:
- A. Based on the audit procedures carried out by us and as per the information and explanations given to us, the Company has not provided any guarantees or securities. However, the Company has granted loans or advances in the nature of loans to its group companies. The total amount of loans granted is Rs. 3530 Lacs and the outstanding balance of such loans as at the close of the year is Rs. 3760 Lacs



- B. Based on the audit procedures carried out by us and as per the information and explanations given to us, the Company has not provided any guarantees or securities and has not granted any loans or advances in the nature of loans to any parties other than holding company, joint ventures, associates or subsidiary company.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the loans given during the years and the terms and conditions of the said loans are, prima facie, not prejudicial to the interest of the Company;
- c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the loan granted is interest free and the schedule of repayment of principal has not been stipulated. The loan is repayable on demand and the Company has not demanded such loans during the year.
- d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days remaining outstanding as at the balance sheet date since the same is repayable on demand and the Company has not demanded such loan.
- e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, since the loans are repayable on demand and the Company has not demanded such loan the said loan has not fallen due during the year.
- f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has granted loan to its group company which is repayable on demand and without specifying any terms of period of repayment. The details of the same are as under:

Aggregate amount of Loans granted during the year (Rs. In Lacs)	Aggregate amount of Loan granted to group company (Rs. In Lacs)	% of the total Loans granted
3530	3530	100

- (iv) Based on the information and explanations given to us and on the basis of records verified by us, the Company has complied with the provisions of Section 185 of the Act to the extent applicable to the Company. Further, since the Company falls within the definition construction company, the provisions of 186 of the Act is not applicable to the Company. Accordingly, the provisions of clause 3(iv) of the order are not applicable to the Company to this extent.
- (v) According to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, the paragraph 3 (v) of the order is not applicable to the Company.



- (vi) The Central Government of India has not specified the maintenance of cost records under Section 148(1) of the Act, for any products of the Company. Accordingly, the provisions of clause 3(vi) of the order are not applicable to the Company during the year under review.
- vii) As per the records verified by us and according to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues including Goods and Services Tax (GST), Income Tax, Profession Tax and other material statutory dues with the appropriate authorities during the year and there were no amounts representing outstanding balances for more than six months as on the Balance Sheet date. As explained to us, the statutes pertaining to Value added tax, Customs Duty, Cess and investor education and protection fund are not applicable to the Company during the year under review.

According to the information and explanation given us and as per the records verified by us, the Company does not have disputed statutory liability during the year under review in respect of Income Tax, Goods & Services Tax (GST), Provident Fund, Sales Tax, Value Added Tax, Service Tax, Cess and other material Statutory dues except for the details given in table below.

Name of the statute	Nature of dues	Amount in Lacs	Period to which the amount relates	Forum where the dispute is pending
Goods and Services Tax Act, 2017	Goods and Services Tax	17.46	FY 2017-18	Joint Commissioner (Appeals-Tribunal), Mumbai

- viii) According to the information and explanations given to us and as per the records examined by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) as Income during the year.
- ix) a) As per the records verified by us, the Company does not have any loans or borrowings payable to any banks or financial institutions or government during the year under review. Accordingly, the provisions of clause 3(ix) (a) and (c) to (f) of the order are not applicable to the Company.
- b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.
- x) a. In our opinion and according to the information and explanations given to us and to the best of our knowledge and belief, the Company did not raise money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.



- b. According to the information and explanations given to us and on the basis of our examination of the records, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting on clause 3(x)(b) of the Order is not applicable.
- 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 come across any instance of fraud on or by the Company or its officers or employees, noticed or reported during the year, nor have we been informed of such case by the management.
- b. According to the information and explanations given to us, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c. According to the information and explanations given to us, the Company is not required to adopt vigil mechanism and there were no whistle blower complaints received by the Company during the year.
- xii) The Company is not a Nidhi company during the year under review and hence the provisions of clause 3(xii) of the order are not applicable.
- xiii) As per the information and explanations given during the course of our verification, in our opinion, all transactions with the related parties made by the Company were in compliance with Sections 188 of the Act. The relevant details in respect of the same have been appropriately disclosed in the financial Statements as per the requirements under Indian Accounting Standards (Ind AS) 24, Related Party as notified under Rule 3 of the Companies (Indian Accounting Standards) Rule, 2016 and Companies (Indian Accounting Standards) Amendment Rules, 2017. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act and accordingly, to this extent, paragraph 3(xiii) of the order is not applicable to the Company.
- xiv) a. In our opinion the Company has an adequate internal audit system commensurate with the size of the Company and the 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) As per the information and explanations provided to us, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with the directors within the purview of Section 192 of the Act. Accordingly, provisions of clause 3(xv) of the Order are not applicable to the Company.
- xvi) a. As per the information and explanations provided to us and based on the overall operations of the Company, the Company is not required to obtain registration



- under Section 45-IA of the Reserve Bank of India Act 1934. Accordingly, clauses 3(xvi)(a) and (b) of the Order are not applicable.
- c. The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and accordingly reporting under clause 3(xvi)(c) of the order is not applicable.
- d. According to the information and explanations provided to us, there are no Core Investment Companies (CICs) within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the order is not applicable.
- xvii) The Company has not incurred cash losses during the financial year covered under audit as well as the immediately preceding financial year.
- xviii) There has been not resignation of the Statutory Auditors of the Company during the year.
- xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that the 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 viability of the Company. We further state that our reporting is based on the facts upto 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) According to the information and explanations given to us, the provisions of Section 135 of the Act in respect of contribution towards Corporate Social Responsibility is not applicable to the Company during the year. Accordingly, reporting under clause 3(xx)(a) & (b) of the Order is not applicable.



For SKHD & Associates
Chartered Accountants
Firm Registration No. 105929W

H.M. Solanki

Hemanshu Solanki
Partner

Membership No. 132835
UDIN No. 25132835BMMJUO5579

Mumbai, dated May 13, 2025

**Annexure B to the Auditor's Report of even date on the Ind AS financial statement of
Credence Property Developers Private Limited**

**Report on the Internal Financial Controls under Section 143(3)(i) of the Companies Act, 2013
("the Act")**

We have audited the internal financial controls over financial reporting of Credence Property Developers Private Limited ("the Company") as of 31st March, 2025 in conjunction with our audit of the Ind AS financial Statements of the Company comprising of the Balance Sheet as at March 31st 2025, the Statement of Profit and Loss including Comprehensive Income, Statement of Changes in Equity and Cash Flow Statement for the period then ended.

Management's Responsibility for Internal Financial Controls:

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

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 and the Standards on Auditing, issued by the ICAI deemed to be prescribed under section 143(10) of the Companies Act, 2013, 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 ICAI. Those standards and the Guidance Note 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 financial Statements, whether due to fraud or error.



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

Meaning of Internal Financial Controls over Financial Reporting:

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

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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:

According to the information and explanations given to us, in our opinion, the Company has, in all material respects, established an adequate internal financial controls system over financial reporting on criteria based on or considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Control over Financial Reporting issued by the Institute of Chartered Accountants of India. Such internal financial controls over financial reporting were operating effectively as at March 31st 2025.

For SKHD & Associates
Chartered Accountants
Firm Registration No. 105929W



H. M. Solanki

Hemanshu Solanki

Partner

Membership No. 132835

UDIN No. 25132835BMMJUO5579

Mumbai, May 13, 2025

Credence Property Developers Private Limited
Balance sheet as at March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Note	As at March 31, 2025	As at March 31, 2024
ASSETS			
Non-current assets			
Property, plant and equipment	2	-	-
Financial assets			
Other financial assets	3	620.00	620.00
Deferred tax assets	26	1.84	262.55
Current tax assets (Net)	4	45.76	139.53
Total non-current assets		667.60	1,022.08
Current assets			
Inventories	5	1,921.95	2,371.08
Financial assets			
i. Trade receivables	6	258.62	188.36
ii. Cash and cash equivalents	7	37.75	136.76
iii. Bank balances other than (ii) above	8	776.47	1,801.60
iv. Loans	9	3,760.00	3,180.00
v. Other financial assets	10	3.73	9.64
Other current assets	11	197.12	274.22
Total current assets		6,955.64	7,961.66
Total assets		7,623.24	8,983.74
EQUITY AND LIABILITIES			
Equity			
Equity share capital	12(a)	2.00	2.00
Other equity			
Equity component of redeemable preference shares	12(c)	1,618.20	1,618.20
Reserves and surplus	12(d)	(1,509.79)	(1,864.10)
Total equity		110.41	(243.90)
LIABILITIES			
Non-current liabilities			
Financial liabilities			
i. Borrowings	13	3,887.70	3,471.16
Total non-current liabilities		3,887.70	3,471.16
Current liabilities			
Financial liabilities			
i. Trade payables			
a) Dues to micro and small enterprises		13.51	29.57
b) Total outstanding dues of creditors other than (ii) (a) above	14	221.90	396.02
ii. Other financial liabilities	15	2,301.00	4,042.47
Current tax liabilities	16	99.52	-
Other current liabilities	17	989.20	1,288.42
Total current liabilities		3,625.13	5,756.48
Total liabilities		7,512.83	9,227.64
Total equity and liabilities		7,623.24	8,983.74

The above balance sheet should be read in conjunction with accompanying notes.
This is the balance sheet referred to in our report of even date.

For S K H D & Associates
Chartered Accountants
Firm Registration No. 105929W

Hemanshu Solanki
Partner
Membership No.: 132835
Place :- Mumbai
Date :-



For and on behalf of the Board of Directors
Credence Property Developers Private Limited
CIN: U70100MH1996PTC096712

Perry Chowdhry
Director
DIN: 00057529

Bunoy Chandwani
Director
DIN: 10122376

Jigisha Parihar
Company Secretary
Membership No: A63687

Credence Property Developers Private Limited
Statement of profit and loss for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Note	Year ended March 31, 2025	Year ended March 31, 2024
Income			
Revenue from operations	18	3,031.57	7,005.97
Other income	19	21.41	987.38
Total income		3,052.98	7,993.35
Expenses			
Construction costs	20	1,239.29	3,491.59
Changes in inventories of completed saleable units and construction work-in-progress	21	442.82	1,324.27
Employee benefit expense	22	7.58	6.94
Depreciation and amortisation expense	23	-	0.72
Finance costs	24	420.69	1,289.69
Other expenses	25	196.02	485.62
Total expenses		2,306.40	6,598.83
Profit before tax		746.58	1,394.52
Income tax expense			
- Current tax		131.56	-
- Deferred tax	26	260.71	374.23
Total tax expense		392.27	374.23
Profit/(Loss) for the year		354.31	1,020.29
Other comprehensive income			
Items that will be reclassified to profit or loss			
Remeasurements of post-employment benefit obligations		-	-
Income tax relating to above		-	-
Other comprehensive income for the year		-	-
Total comprehensive income/ (loss) for the year		354.31	1,020.29
Earning per share (EPS)		17,715.50	51,014.50
(Basic and Diluted) (Nominal Value Rs.100)	35		

The above statement of profit and loss should be read in conjunction with accompanying notes.
This is the statement of profit and loss referred to in our report of even date.

For S K H D & Associates
Chartered Accountants
Firm Registration No. 105929W

Hemanshu Solanki
Partner
Membership No : 132835

Place :- Mumbai
Date :-



For and on behalf of the Board of Directors
Credence Property Developers Private Limited
CIN: U70100MH1996PTC096712

Percy Chowdhry
Director
DIN: 00057529

Bunty Chandwani
Director
DIN: 10122376

Jigisha Parihar
Company Secretary
Membership No: A63687

Credence Property Developers Private Limited
Statement of cash flows for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cash flows from operating activities		
Profit before tax	746.58	1,394.52
Adjustments for :		
Depreciation and amortization expenses	-	0.72
Interest income	(19.18)	(972.27)
Finance costs	420.69	1,289.69
	<u>401.51</u>	<u>318.14</u>
Operating cash flow before working capital changes		
(Increase)/ decrease in trade receivables	(70.26)	969.58
Decrease / (increase) in inventories	449.13	1,327.06
(Increase) in other assets	77.10	186.78
(Decrease) / Increase in trade payables	(190.18)	161.61
Increase / (Decrease) in other financial liabilities	(1,741.47)	
Increase / (Decrease) in other liabilities	(299.22)	787.39
	<u>(626.81)</u>	<u>5,145.08</u>
Cash from/ (used) in operations		
Taxes refunds received (net of taxes paid)	64.88	75.19
Net cash from/ (used) in operating activities (A)	<u>(561.93)</u>	<u>5,220.27</u>
Cash flows from investing activities		
Purchase of tangible fixed assets	-	-
Fixed Deposit Placed	-	(13,542.10)
Fixed Deposit Matured	1,025.13	11,753.00
Loan received back	-	9,320.00
Loan Given	(580.00)	
Interest received	21.94	962.78
Net cash generated / (used) in investing activities (B)	<u>467.07</u>	<u>8,493.68</u>
Cash flows from financing activities		
Proceeds from borrowings	-	(12,972.65)
Repayment of borrowings	-	-
Issue of 8% non-cumulative preference shares	-	-
Finance costs paid	(4.15)	(911.53)
Net cash (used) in/ generated by financing activities (C)	<u>(4.15)</u>	<u>(13,884.18)</u>
Net (decrease) / increase in cash and cash equivalents (A+B+C)	<u>(99.01)</u>	<u>(170.23)</u>
Cash and cash equivalents at the beginning of the year	<u>136.76</u>	<u>306.99</u>
Cash and cash equivalent at the end of the year	<u>37.75</u>	<u>136.76</u>
Components of cash and cash equivalents		
Cash in hand	0.02	0.04
Balances with banks in current accounts	37.73	136.72
Fixed Deposits with original maturity of less than 3 months	-	-
	<u>37.75</u>	<u>136.76</u>



Credence Property Developers Private Limited
Statement of cash flows for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Notes:

Net Debt reconciliation

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Borrowings (including interest accrued)	3,887.70	3,471.16

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening Balance	3,471.16	16,065.65
Proceeds from borrowings	-	(12,972.65)
Repayment of borrowings	-	-
Issue of 8% non-cumulative preference shares	-	-
Equity component of redeemable preference shares	-	-
Interest expense recorded in profit and loss	420.69	1,289.69
Finance costs paid	(4.15)	(911.53)
Closing Balance	3,887.70	3,471.16

As per our report of even date attached.

For S K H D & Associates
Chartered Accountants
Firm Registration No. 105929W

Hemanshu Solanki
Partner
Membership No : 132835

Place :- Mumbai
Date :-



For and on behalf of the Board of Directors
Credence Property Developers Private Limited
CIN: U70100MH1996PTC096712

Percy Chowdhry
Director
DIN: 00057529

Rishi Chandwani
Director
DIN: 10122376

Jigisha Parihar
Company Secretary
Membership No: A63687

Credence Property Developers Private Limited
Statement of changes in equity for the year March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

A. Equity share capital

Particulars	Amount
As at March 31, 2023	2.00
Changes in equity share capital	20
As at March 31, 2024	2.00
Changes in equity share capital	-
As at March 31, 2025	2.00

B. Other equity

	Equity component of redeemable preference shares	Reserve and Surplus	Total other equity
		Retained earnings	
As at March 31, 2023	-	(2,884.39)	(2,884.39)
Profit / (Loss) for the year	-	1,020.29	1,020.29
Other comprehensive income	-	-	-
Equity component of redeemable preference shares	1,618.20	-	1,618.20
Total comprehensive income for the year	1,618.20	1,020.29	2,638.49
As at March 31, 2024	1,618.20	(1,864.10)	(245.90)
Profit for the year	-	354.31	354.31
Other comprehensive income	-	-	-
Equity component of redeemable preference shares	-	-	-
Total comprehensive income for the year	-	354.31	354.31
As at March 31, 2025	1,618.20	(1,509.79)	108.41

The accompanying notes form an integral part of the financial statements.

For S K H D & Associates
Chartered Accountants
Firm Registration No. 105929W

H.M. Solanki

Hemanshu Solanki
Partner
Membership No : 132835



For and on behalf of the Board of Directors
Credence Property Developers Private Limited
CIN: U70100MH1996PTC096712

Percy Chowdhry

Percy Chowdhry
Director
DIN: 00057529

Bhagy Chandwani

Bhagy Chandwani
Director
DIN: 10122376

Place :- Mumbai
Date :-

Jigisha Parihar
Company Secretary
Membership No: A63687

Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Background

Credence Property Developers Private Limited ('the Company') is a private limited Company, incorporated and domiciled in India and has its registered office at 702, Natraj, M V Road Junction, Andheri East, Mumbai 400 069.

The Company is incorporated since 30th January 1996 and is engaged primarily in the business of real estate constructions, development and other related activities in Mumbai.

These financial statements were authorized to be issued by the Board of Directors on May 09, 2024

Note 1A: Basis of preparation

(i) Compliance with Ind AS

The financial statements of the Company comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] as amended from time to time and other relevant provisions of the Act.

(ii) Historical cost convention

The standalone financial statements have been prepared on a historical cost basis, except for the following:

- certain financial assets and financial liabilities are measured at fair value;
- defined benefit plans - plan assets measured at fair value;
- share based payment measured at fair value;

(iii) Current - non current classification

All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of business and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 4 years for the purpose of current - non-current classification of assets and liabilities. Operating cycle for all completed projects is based on 12 months period.

Note 1B: Material Accounting Policies

(a) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of Profit and Loss. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangement.

Income from Property development

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

The Company satisfies a performance obligation and recognise the revenue over the time if the Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date basis the agreement entered with customers, otherwise revenue is recognized point in time. The revenue from real estate development of residential unit is recognised at the point in time, when the control of the asset is transferred to the customer and the performance obligation is satisfied i.e on transfer of legal title of the residential unit, receipt of occupation certificate and final demand letter issued to the customers which generally occurs on completion of project.



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

The Company becomes entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. When the Company satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Any amount previously recognised as a contract asset is reclassified to trade receivables at the point when the Company has the right to consideration that is unconditional. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

The Company recognizes incremental costs for obtaining a contract as an asset and such costs are charged to the Statement of Profit and Loss when revenue is recognised for the said contract.

(b) Income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period. The provision for current tax is made at the rate of tax as applicable for the income of the previous year as defined under the Income Tax Act, 1961.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

(ii) Deferred tax

Deferred income tax is recognised using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts as per financial statements as at the reporting date. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilised.

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

Deferred tax assets are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, joint ventures and associates where it is not probable that the differences will reverse in the foreseeable future and taxable profit will not be available against which the temporary difference can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

(c) Leases

As a lessee

Assets and liabilities arising from a lease are initially measured on a present value basis. liabilities include the net present value of the fixed payments (including in-substance fixed payments), less any lease incentives receivable. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Company, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Company uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any incentives received
- any initial direct costs, and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Payments associated with short-term leases of equipment and all leases of low-value assets are recognised on a Straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

As a lessor

Lease income from operating leases where the Company is a lessor is recognised in income on a straight-line basis over the lease term. Initial direct cost incurred obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the balance sheet based on their nature.

(d) Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

(e) Cash and cash equivalents

For the purpose of presentation in the standalone statement of cash flows, cash and cash equivalents includes cash on hand, deposits held on call with financial institutions, other short-term highly liquid investments with original maturities of less than three months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdraft. Bank overdrafts are shown within borrowings in current liabilities in the standalone balance sheet.

(f) Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. Trade receivables are recognised initially at the transaction price as they do not contain significant financing components. The company holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

(g) Inventories

Inventories are valued as under:

(i) Inventory of completed saleable units

Inventory of completed saleable units and stock-in-trade of units is valued at lower of cost or net realisable value.

(ii) Construction work-in-progress

The construction work-in-progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, and appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Cost of inventories also include all other costs incurred in bringing the inventories to their present location and condition.

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

iii) Construction materials

The construction materials are valued at lower of cost or net realisable value. Cost of construction material comprises cost of purchases on moving weighted average basis. Costs of inventory includes rates and taxes and other direct expenditure are determined after deducting rebates and discounts.

(h) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial assets:

Classification

The Company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and
- those measured at amortised cost

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Initial recognition and measurement

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Companies commits to purchase or sale the financial asset. Financial assets are recognised initially at fair value plus (excluding trade receivables which do not contain a significant financing component), in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed of in profit or loss.

Debt instruments

Debt instruments are subsequently measured at amortised cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till de-recognition on the basis of (i) the entity's business model for managing the financial assets and (ii) the contractual cash flow characteristics of the financial asset.

Amortised cost:

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in other income using the effective interest rate method.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Fair value through other comprehensive income (FVOCI):

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other income / (expenses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss (FVTPL):

Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss is recognised in profit or loss in the period in which it arises. Interest income from these financial assets are recognised in other income.

Equity instruments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Group decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL.

The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to profit and loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the consolidated statement of profit and loss.

Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 30 details how the Group determines whether there has been a significant increase in credit risk.

Derecognition of financial assets

A financial asset is derecognised only when:

- the Company has transferred the rights to receive cash flows from the financial asset or
- retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Group evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

Income recognition

Interest income

Interest income from financial assets at amortised cost is calculated using the effective interest rate method and recognised in the consolidated statement of profit and loss as part of other income.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance)



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Dividend income

Dividends are received from financial assets at fair value through profit or loss and at FVOCI. Dividends are recognised as other income in profit or loss when the right to receive payment is established. This applies even if they are paid out of pre-acquisition profits, unless the dividend clearly a recovery part of the cost of the investment.

Other income

All other income is accounted on accrual basis when no significant uncertainty exist regarding the amount that will be received.

Financial liabilities:

Initial recognition and measurement

Financial liabilities are initially measured at its fair value plus or minus, in the case of a financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the issue/ origination of the financial liability.

Subsequent measurement

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in the consolidated statement of profit and loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in the consolidated statement of profit and loss. Any gain or loss on derecognition is also recognised in the consolidated statement of profit and loss.

Derecognition

A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

Offsetting financial instruments

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

(i) Property, plant and equipment

Items of property, plant and equipment are stated at historical cost less accumulated depreciation and impairment. Historical cost comprises of the purchase price including import duties and non-refundable taxes and directly attributable expenses incurred to bring the asset to the location and condition necessary for it to be capable of being operated in the manner intended by management.

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 and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation methods, estimated useful lives and residual value

Depreciation is calculated using the written down value method (except for office improvements which are being depreciated on straight line method), to allocate their cost, net of residual values, over the estimated useful lives of the assets. The estimated useful lives is in accordance with the Schedule II to the Companies Act, 2013, except in case of plant and machinery which is based on technical evaluation done by the management's expert, in order to reflect the actual usage of the assets. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

The management estimates the useful life for the property, plant and equipment as follows:

Asset	Useful Life
Plant and machinery	6 years
Office equipment	5 years
Computers	3 years
Vehicles	8 years

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other income / other expenses.

Leasehold improvements are depreciated over the shorter of their useful life or the lease term, unless the entity expects to use the assets beyond the lease term.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other income / other expenses.

(j) Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period or operating cycle, as applicable. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

(k) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date, are classified as liabilities. The dividends on these preference shares are recognised in profit or loss as finance costs.

Borrowings are removed from the standalone balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income / other expenses.

Where the terms of a financial liability are renegotiated and the entity issues equity instruments to a creditor to extinguish all or part of the liability (debt for equity swap), a gain or loss is recognised in profit or loss, which is measured as the difference between the carrying amount of the financial liability and the fair value of the equity instruments issued.

An exchange between an existing borrower and lender of debt instruments with substantially different terms shall be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability or a part of it (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of a financial liability (or part of a financial liability) extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 48 months after the reporting period. Where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the consolidated financial statements for issue, not to demand payment as a consequence of the breach.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

(l) Borrowing cost

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time (except for the contract on which revenue is recognised over the period of time) that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Capitalisation of borrowing costs is suspended and charged to the consolidated statement of profit and loss during extended periods when active development activity on the qualifying asset is interrupted.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

Other borrowing costs are expensed in the period in which they are incurred.

(m) Provisions and contingent liabilities

Provisions

Provisions are recognized when there is a present legal or constructive 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 there is a reliable estimate of the amount of the obligation. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as an interest expense.

Contingent liabilities

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company, or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

(n) Employee benefits

(i) Short term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within period of operating cycle after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

(ii) Other long term employee benefit obligations

The liabilities for earned leave are not expected to be settled wholly within period of operating cycle after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss. The obligations are presented as current liabilities in the balance sheet if the Company does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)
(iii) Post-employment obligations

The Group operates the following post-employment schemes.

- defined benefit plan i.e. gratuity
- defined contribution plans such as provident fund

Gratuity obligations

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

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

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefits expense in the standalone statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.

They are included in retained earnings in the standalone statement of changes in equity and in the standalone balance sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

Defined contribution plans

The Company pays provident fund, ESIC, etc. contributions to publicly administered provident funds and other funds as per local regulations. The Company has no further payment obligation once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefits expense when they are incurred.

(iv) Employee options

The fair value of options granted under the Rustomjee Employee Stock Option Plan 2022 is recognised as an employee benefits expense with a corresponding increase in equity. The total amount to be expensed is determined by reference to the fair value of the options granted:

- including any market performance conditions (e.g. the entity's share price).
- excluding the impact of any service and non-market performance vesting conditions (e.g. profitability, sales growth targets and remaining an employee of the entity over a specified time period).
- including the impact of any non-vesting conditions (e.g. the requirement for employees to save or hold shares for a specific period of time).

The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each period, the entity revises its estimates of the number of options that are expected to vest based on the non-market vesting and service conditions. It recognises the impact of the revision to original estimates, if any, in profit or loss, with a corresponding adjustment to equity.

For Group transactions involve repayment arrangements that require one group entity to pay another group entity for the provision of the share-based payments to the suppliers of goods or services. In such cases, the entity that receives the goods or services shall account as a cash-settled share-based payment transaction.

Where shares are forfeited due to a failure by the employee to satisfy the service conditions, any expenses previously recognised in relation to such shares are reversed effective from the date of the forfeiture.

(v) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:

- The profit attributable to owners of respective class of equity shares of the Company
- By the weighted average number of equity shares (respective class wise) outstanding during the financial year.

(ii) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

Note 1C : Other Accounting Policies

(a) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM).

The Board of Directors of the Company has been identified as being the CODM as they assesses the financial performance and position of the Company, and makes strategic decisions.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

(b) Foreign currency translation

(i) Functional and presentation currency

Items included in the standalone financial statements of the company are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The standalone financial statements are presented in Indian rupee (INR), which is the functional and presentation currency of the Company.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. A monetary item for which settlement is neither planned nor likely to occur in the foreseeable future is considered as a part of the entity's net investment in that foreign operation.

(c) Contributed equity

Equity shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(d) Dividend

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

(e) Rounding of amounts

All amounts disclosed in the standalone financial statements and notes have been rounded off to the nearest lakhs, unless otherwise stated. Amount below rounding off norms adopted by the Company has been represented by *.

Note 1D: Changes in accounting policies and disclosures

New and amended standards adopted by the Company

The Ministry of Corporate Affairs had vide notification dated 23 March 2022 notified Companies (Indian Accounting Standards) Amendment Rules, 2022 which amended certain accounting standards, and are effective 1 April 2022. These amendments did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

New amendments issued but not effective

The Ministry of Corporate Affairs has vide notification dated March 31, 2023 notified Companies (Indian Accounting Standards) Amendment Rules, 2023 (the 'Rules') which amends certain accounting standards, and are effective 1 April 2023.

The Rules predominantly amend Ind AS 12, Income taxes, and Ind AS 1, Presentation of financial statements. The other amendments to Ind AS notified by these rules are primarily in the nature of clarifications.

These amendments are not expected to have a material impact on the company in the current or future reporting periods and on foreseeable future transactions. Specifically, no changes would be necessary as a consequence of amendments made to Ind AS 12 as the company's accounting policy already complies with the mandatory treatment.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)
Note 2: Critical estimates and judgements

The preparation of standalone financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgment in applying the Company's accounting policies. This note provides an overview of the areas that involved a higher degree of judgment or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed.

• **Revenue Recognition (Refer Note 1B(a) above)**

Revenue from sale of real estate inventory is recognised at a point in time or over the period based on the contract entered with the customers.

• **Evaluation of net realisable value of inventories (Refer Note 1B(g) above)**

Inventories comprising of finished goods and construction work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the Financial Statements for the period in which such changes are determined.

• **Impairment losses on Investments and Impairment of financial assets (Refer Note 1B(h) above)**

In assessing impairment, management estimates the recoverable amounts of Investments based on expected future cash flows and uses an interest rate to discount them. Estimation uncertainty relates to assumptions about future cash flows and the determination of a suitable discount rate. For financial assets, as at each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

Note 2 - Property, plant and equipment

Particulars	Furniture and fixtures	Plant and machinery	Total
As at March 31, 2024			
Gross carrying amount	0.18	2.41	2.59
Additions	-	-	-
Closing gross carrying amount	0.18	2.41	2.59
Accumulated depreciation and impairment			
Opening accumulated depreciation	0.16	1.71	1.87
Depreciation charge during the year	0.02	0.70	0.72
Closing accumulated depreciation and impairment	0.18	2.41	2.59
Net carrying amount	-	-	-
As at June 30, 2024			
Gross carrying amount	0.18	2.41	2.59
Additions	-	-	-
Closing gross carrying amount	0.18	2.41	2.59
Accumulated depreciation and impairment			
Opening accumulated depreciation	0.18	2.41	2.59
Depreciation charge during the year	-	-	-
Closing accumulated depreciation and impairment	0.18	2.41	2.59
Net carrying amount	-	-	-



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

Note 3 - Other financial assets

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured and considered good		
Security deposits	620.00	620.00
Total	620.00	620.00

Note 4 - Current tax assets (Net)

Particulars	As at March 31, 2025	As at March 31, 2024
Advance tax including tax deducted at source	45.76	139.53
Total	45.76	139.53

Note 5 - Inventories

Particulars	As at March 31, 2025	As at March 31, 2024
Completed saleable units	267.57	710.39
Construction materials	4.02	10.33
Construction work-in-progress	-	-
Stock-in-trade	1,650.36	1,650.36
Total	1,921.95	2,371.08

The amount of inventory expected to be realised greater than one year is INR Nil (March 31, 2024: INR Nil)

Note 6 - Trade receivables

Particulars	As at March 31, 2025	As at March 31, 2024
Trade receivables	257.51	186.72
Unbilled receivable		
Receivable from related parties (refer note 28)	1.11	1.64
Total	258.62	188.36



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

Break-up of security details	As at March 31, 2025	As at March 31, 2024
Trade receivables considered good – Secured	-	-
Trade receivables considered good – Unsecured	258.62	188.36
Trade receivables which have significant increase in credit risk	-	-
Trade receivables – Credit impaired	-	-
Total	258.62	188.36
Loss allowance	-	-
Total trade receivables	258.62	188.36

Trade receivables ageing Schedules

Outstanding for the Year ended March 31, 2025 the due date of payment

Particulars	Undisputed Trade receivables – considered good	Undisputed Trade Receivables – credit impaired
Not Due	0.01	-
Less than 6 Months	3.77	-
6 Months -1 year	243.03	-
1- 2 years	1.50	-
2- 3 years	4.02	-
More the 3 years	6.29	-
Total	258.62	-

Outstanding for the Year ended March 31, 2024 from the due date of payment

Particulars	Undisputed Trade receivables – considered good	Undisputed Trade Receivables – credit impaired
Unbilled revenue	-	-
Not Due	0.02	-
Less than 6 Months	2.77	-
6 Months -1 year	0.17	-
1- 2 years	16.27	-
2- 3 years	15.82	-
More the 3 years	153.31	-
Total	188.36	-



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 7 - Cash and cash equivalents

Particulars	As at March 31, 2025	As at March 31, 2024
Balances with banks		
In current accounts	37.73	136.72
Cash on hand	0.02	0.04
Fixed Deposits with original maturity of less than 3 months	-	-
Total	37.75	136.76

Note 8 - Other bank balances

Particulars	As at March 31, 2025	As at March 31, 2024
Deposits with original maturity of more than 3 months but less than 12 months	776.47	1,801.60
Total	776.47	1,801.60

Note 9 - Current loans

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured and considered good		
Loans and advances		
- Other	-	-
- Related Parties	3,760.00	3,180.00
Total	3,760.00	3,180.00

Break-up of security details	As at March 31, 2025	As at March 31, 2024
Loans considered good – Secured	-	-
Loans considered good - Unsecured	3,760.00	3,180.00
Loans which have significant increase in credit risk	-	-
Loans – credit impaired	-	-
Total	3,760.00	3,180.00
Loss allowance	-	-
Total loans	3,760.00	3,180.00



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 10 - Other current financial assets

Particulars	As at March 31, 2025	As at March 31, 2024
Other receivable	0.15	0.15
Interest accrued on deposits with banks	3.58	9.49
Total	3.73	9.64

Note 11 - Other current assets

Particulars	As at March 31, 2025	As at March 31, 2024
Advances for supply of goods and services	3.51	-
Advances to societies	25.34	121.02
Balance with government authorities	168.27	147.28
Prepaid expenses (includes contract cost INR 5.92 March 31, 2023 INR 133.39)	-	5.92
Total	197.12	274.22



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 12 - Share capital and other equity

12(a) - Equity share capital

(i) Authorised share capital

Particulars	Number of shares	Amount
As at March 31, 2023	5,000	5.00
Increase during the year	20,000	20
As at March 31, 2024	25,000	25.00
Increase during the year	-	-
As at March 31, 2025	25,000	25

(ii) Issued, subscribed & paid up share capital

Particulars	Number of shares	Amount
As at March 31, 2023	2,000	2.00
Increase during the year	-	-
As at March 31, 2024	2,000	2.00
Increase during the year	-	-
As at March 31, 2025	2,000	2.00

(iii) Movements in equity share capital

Particulars	Number of shares	Amount
As at March 31, 2023	2,000	2.00
Issued during the year	-	-
As at March 31, 2024	2,000	2.00
Issued during the period	-	-
As at March 31, 2025	2,000	2.00

Rights, preferences and restrictions attached to equity shares.

The Company has single class of equity shares having a par value of Rs.100 each. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity share holders are eligible to receive remaining assets of the Company after distribution of all preferential amounts, in proportion to their share holdings.

(iv) Shares of the company held by holding company

Particulars	As at March 31, 2025	As at March 31, 2024
Equity Shares		
2000 [FY 2023 : 2000] equity shares of Rs.100 each, fully paid up are held by Keystone Relators Limited (formerly known as Keystone Relators Private Limited)	2.00	2.00

(v) Details of shareholders holding more than 5% shares in the Company

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% Holding	Number of shares	% Holding
Equity Shares				
Keystone Realtors Limited	2,000	100.00%	2,000	100%



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

(vi) Shareholding of promoters are disclosed below:

Name of Promoters	Number of shares	% Total shares	% Changes during the year
As at March 31, 2025			
Keystone Realtors Limited	2,000	100.00%	0%
As at March 31, 2024			
Keystone Realtors Limited	2,000	100.00%	0%

12(b) - Preference Share Capital

(i) Authorised share capital

Particulars	Number of shares	Amount
As at March 31, 2023	-	-
Increase during the year	4,975,000	4,975
As at March 31, 2024	4,975,000	4,975
Increase during the year	-	-
As at March 31, 2025	4,975,000	4,975

(ii) Issued, subscribed & paid up share capital

Particulars	Number of shares	Amount
As at March 31, 2023	-	-
Increase during the year	4,435,000	4,435
As at March 31, 2024	4,435,000	4,435
Increase during the year	-	-
As at March 31, 2025	4,435,000	4,435

(iii) Movements in preference share capital

Particulars	Number of shares	Amount
As at March 31, 2023	-	-
Issued during the year	4,435,000	4,435
As at March 31, 2024	4,435,000	4,435
Increase during the year	-	-
As at March 31, 2025	4,435,000	4,435

Rights, preferences and restrictions attached to preference shares

The Company has single class of preference shares having a par value of Rs.100 each. Shareholder are not eligible voting rights.

(iv) Details of shareholders holding more than 5% shares in the Company

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% Holding	Number of shares	% Holding
Equity Shares				
Rustomjee Realty Private Limited	4,435,000	100.00%	4,435,000	100.00%

(vi) Shareholding of promoters are disclosed below:

Name of Promoters	Number of shares	% Total shares	% Changes during the year
As at March 31, 2025	-	-	-
As at March 31, 2024	-	-	-



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

12(c) - 8% Non-Cumulative redeemable preference shares

Particulars	As at March 31, 2025	As at March 31, 2024
Equity component of redeemable preference shares	1,618.20	1,618.20
Total	1,618.20	1,618.20

8% Non-cumulative redeemable preference shares

The 8% Non-cumulative redeemable preference shares shall carry interest @ 8% pa which shall be redeemed at par at any time after the expiry of six months at the option of the Company within the period of 20 years.

12(d) - Reserves and surplus

Particulars	As at March 31, 2025	As at March 31, 2024
Retained earnings	(1,509.79)	(1,864.10)
Total	(1,509.79)	(1,864.10)

Retained earnings

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening balance	(1,864.10)	(2,884.39)
(Loss) / Profit for the year	354.31	1,020.29
Closing balance	(1,509.79)	(1,864.10)



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 13 - Long term borrowings

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured		
44,35,000 (March 2024: 44,35,000) 8% Non-cumulative redeemable preference shares of Rs 100 each	3,887.70	3,471.16
Total	3,887.70	3,471.16

8% Non-cumulative redeemable preference shares

The 8% Non-cumulative redeemable preference shares shall carry interest @ 8% pa which shall be redeemed at par at any time after the expiry of six months at the option of the Company.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 14 - Trade payables

Particulars	As at March 31, 2025	As at March 31, 2024
Trade Payable		
Due to micro, small and medium enterprise	13.51	29.57
Due to creditors other than micro, small and medium enterprise	106.90	388.42
Due to related parties (refer note 26)	115.00	7.60
Total	235.43	425.59

Notes:

Trade payable ageing Schedules

Outstanding As at March 31, 2025 from the due date of payment

Particulars	MSME	Others
Unbilled	-	177.89
Not Due	-	22.39
Less than 1 year	13.51	2.64
1-2 year	-	14.16
2- 3 years	-	0.96
More the 3 years	-	3.88
Total	13.51	221.92

Outstanding As at March 31, 2024 from the due date of payment

Particulars	MSME	Others
Unbilled	-	270.69
Not Due	-	0.31
Less than 1 year	29.57	34.28
1-2 year	-	27.81
2- 3 years	-	2.58
More the 3 years	-	60.35
Total	29.57	396.02

Note 15 - Other current financial liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Dues to land owners and housing societies	2,301.00	4,042.47
Total	2,301.00	4,042.47

Note 16 - Current tax liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Current tax liabilities	99.52	-
Total	99.52	-

Note 17 - Other current liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Statutory dues payable	1.23	4.33
Advances from customers	-	138.12
Other Payables	987.97	1,145.97
Total	989.20	1,288.42

Advance from customers expected to be settled greater than 1 year is INR Nil (March 31, 2023: Nil)



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 18 - Revenue from operations

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Revenue from projects	3,031.56	6,987.90
Sale of building materials	0.01	18.07
Total	3,031.57	7,005.97

Note 19 - Other income

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest		
On Debentures		-
On deposits with banks	16.03	66.57
On intercorporate deposits	-	905.70
On customers	-	0.02
Sale of scrap	-	8.85
Interest on Income tax refund	3.15	6.19
Sundry balances written back	2.23	0.05
Total	21.41	987.38

Note 20 - Construction Costs

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cost of land, development rights and related expenses	1,239.29	2,880.98
Cost of material consumed	-	105.48
Labour and material contractual expenses	-	458.51
Power and fuel	-	5.75
Repair and maintenance charges	-	9.01
Security charges	-	7.93
Other direct expenses	-	6.43
Technical and consultancy fees	-	12.65
Transport charges	-	4.85
Allocated expenses to the project		
Finance costs	-	-
Total	1,239.29	3,491.59

Note 20(a) Cost of material consumed	Year ended March 31, 2025	Year ended March 31, 2024
Raw material at beginning of the year	10.33	13.12
Add :- Purchases	(6.31)	102.69
Less:- Raw material as at end of the year	4.02	10.33
Total cost of material consumed	-	105.48



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 21 - Changes in inventories of completed saleable units and construction work- in-progress

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening stock		
Completed saleable units	710.39	459.79
Construction work in progress	-	811.96
Stock in Trade	1,650.36	2,413.27
Total	2,360.75	3,685.02
Closing stock		
Completed saleable units	267.57	710.39
Construction work in progress	-	-
Stock in Trade	1,650.36	1,650.36
Total	1,917.93	2,360.75
Total	442.82	1,324.27

Note 22 - Employee benefit expenses

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Salaries and bonus	7.58	6.94
Total	7.58	6.94

Note 23 - Depreciation and amortisation expense

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on tangible assets	-	0.72
Total	-	0.72

Note 24 - Finance costs

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest		
Borrowings from banks and others	-	905.70
Loan processing fees	-	6.25
Interest on delayed payment of statutory dues	4.15	5.83
Other borrowing costs	416.54	371.91
Less: Allocated to construction cost	-	-
Total	420.69	1,289.69



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 25 - Other expenses

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Advertisement and publicity	0.42	6.13
Commission and brokerage	55.40	106.11
Housekeeping Expenses	0.24	3.90
Insurance charges	4.38	-
Legal and professional charges	54.54	28.45
Printing and stationery	0.08	0.17
Rates and taxes	18.28	1.36
Registration expenses	-	239.89
Telephone and communication expenses	0.01	0.13
Travelling and conveyance	0.04	0.14
CSR Expenses	6.20	-
General office expenses	-	0.08
Bank charges	0.40	0.28
Payment to auditors- Statutory Audit fees	1.00	1.00
Miscellaneous expenses	55.03	97.98
Total	196.02	485.62



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 26 - Taxation

26(a) - Income tax expense recognised in statement of profit and loss

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Current tax	132	-
Total current tax expense	131.56	-
Deferred tax		
(Increase)/ decrease in deferred tax assets	260.71	374.23
Total deferred tax (benefit)/ expense	260.71	374.23
Income tax expense	392.26	374.23

26(b) - Reconciliation of tax expense and accounting profit multiplied by statutory tax rates

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Profit for the year	746.58	1,394.52
Statutory tax rate applicable	25.17%	25.17%
Tax expense at applicable tax rate	187.91	351.00
Deferred tax not recognized on brought forward losses	-	23.23
Excess Deferred tax recognized on Earlier b/f Loss now Reversed	93.61	-
Donation	1.56	-
Interest on Delay payment TDS	4.34	0.00
Unwinding Interest Expenses	104.84	-
Income tax expense	392.27	374.22

26(c) - Deferred tax assets

The balance comprises temporary differences attributable to:

Particulars	As at March 31, 2025	As at March 31, 2024
Unabsorbed business losses	-	252.07
Carried forward unabsorbed depreciation	-	1.74
IND AS - Loan Processing Fees	-	-
IND AS - Loan Processing Fees	-	-
Disallowances u/s 40(a) Expenses	1.05	7.85
Disallowances u/s 43B	0.01	0.01
Difference between book base and tax base of Property, Plant and Equipment	0.78	0.88
Net deferred tax (liability)	1.84	262.55

In line with Accounting Policy of the Company, deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and carry forward tax losses can be utilised and deferred tax asset (net) has been recognised only to the extent of reasonable certainty of available tax profits in future.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

26(d) - Movement in deferred tax assets

Particulars	As at March 31, 2023	Charged/ (credited) to profit and loss	Charged/ (credited) OCI	As at March 31, 2023
Carried forward unabsorbed depreciation	633.65	379.85	-	253.81
IND AS - Loan Processing Fees	(1.57)	(1.57)	-	-
Disallowances u/s 40(a) Expenses	3.88	(3.97)	-	7.85
Difference between book base and tax base of Property, Plant and Equipment	0.82	(0.06)	-	0.88
Total deferred tax Assets/ (Liability)	636.78	374.24	-	262.54

Particulars	As at March 31, 2024	Charged/ (credited) to profit and loss	Charged/ (credited) OCI	As at March 31, 2025
Unabsorbed business losses	252.07	252.07	-	-
Carried forward unabsorbed depreciation	1.74	1.74	-	-
IND AS - Loan Processing Fees	-	-	-	-
Disallowances u/s 40(a) Expenses	7.85	6.80	-	1.05
Disallowances u/s 43B	0.01	(0.00)	-	0.01
Difference between book base and tax base of Property, Plant and Equipment	0.88	0.11	-	0.78
Total deferred tax (Liability)	262.55	260.70	-	1.84

26(e) - The expiry schedule of the above unrecognised losses is as follows:

Expiry date	As at March 31, 2025	As at March 31, 2024
Expiry within 5 years	-	-
Expiry within 6-8 years	-	1,001
Unlimited	-	6.36
Total	-	1,007.83



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 27 - Ratios Analysis and its elements

Particulars	As at March 31, 2025	As at March 31, 2024	% change from March 31, 2025 to March 31, 2024	Reasons
Current Ratio	1.92	1.38	39%	Due to repayment of borrowing
Debt-Equity Ratio	35.21	(14.23)	-347%	Due to impact of equity component of preference shares
Debt Service Coverage Ratio	0.09	0.56	-83%	Due to profit during the year and repayment of borrowing
Return on Equity Ratio	(5.31)	(1.35)	292%	Due to profit during the year
Inventory turnover ratio	1.41	2.31	-39%	Due to revenue recognition during the year
Trade Receivables turnover ratio	13.56	10.41	30%	Due to revenue recognition during the year
Trade payables turnover ratio	4.27	11.51	-63%	Due to reduction in trade payables
Net capital turnover ratio	1.10	5.48	-80%	Due to revenue recognition during the year
Net profit ratio	0.12	0.15	-20%	
Return on Capital employed	16.06	(7.05)	-328%	Due to increase in net profits
Return on investment	0.15	0.30	-49%	Due to current year profits and reductions in loan

Elements of Ratio

Ratios	Numerator	Denominator	As at March 31, 2025		As at March 31, 2024	
			Numerator	Denominator	Numerator	Denominator
Current Ratio	Current Assets	Current Liability	6,955.64	3,625.13	7,961.66	5,756.48
Debt-Equity Ratio	Debt (Borrowing)	Total Equity	3,887.70	110.41	3,471.16	(243.90)
Debt Service Coverage Ratio	Profit for the year + Finance cost + Depreciation	Borrowings+ Interest + Accrued on Borrowing	358.46	3,887.70	1,938.79	3,471.16
Return on Equity Ratio	Profit for the year	Average Total Equity	354.31	(66.75)	1,020.29	(754.05)
Inventory turnover ratio	Revenue from operation	Average Inventory	3,031.57	2,146.52	7,005.97	3,034.61
Trade Receivables turnover ratio	Revenue from operation	Average trade receivable	3,031.57	223.49	7,005.97	673.15
Trade payables turnover ratio	Total Purchase	Average trade payable	1,410.08	350.50	3,968.88	344.79
Net capital turnover ratio	Revenue from operation	Average working capital = current assets-Current liabilities	3,031.57	2,767.85	7,005.97	1,277.78
Net profit ratio	Profit for the year	Revenue from operation	354.31	3,031.57	1,020.29	7,005.97
Return on Capital employed	Profit Before Tax + Finance cost	Total Equity + Debt (Borrowings) - Cash and cash equivalents	1,167.27	72.66	2,684.21	(380.66)
Return on investment	Profit Before Tax + Finance cost	Total assets	1,167.27	7,623.24	2,684.21	8,983.74



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

Note 28 - Related Party Transaction

I Name of related parties and nature of relationship:

A) Where control exists

Holding company: Keystone Realtors Limited (formerly know as Keystone Realtors Private Limited)

B) Other related parties with whom transactions have taken place during the year / closing balances existed at the year end

(i) Key Management Personnel

Mr. Boman Irani - Managing Director of Holding Company

Mr. Chandresh Mehta - Director of the Company and holding Company

Mr. Percy Chowdhry - Director of the Company and holding Company

(ii) Fellow subsidiaries

Real Gem Buildtech Private Limited

Nouveau Developers Private Limited

Kapstone Constructions Private Limited

Rustomjee Realty Private Limited

Keystone Infrastructures Private Limited

(iii) Entity over which Parent exercises Joint Control

Crest Property Solutions Pvt. Ltd. (Earlier known as Crest Property Solutions LLP)

Kapstone Constructions Private Limited



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

II Transactions with related parties

A) Transactions during the year

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Unsecured Loans repaid		
Keystone Realtors Limited	-	472.65
Rustomjee Realty Private Limited	800.00	
Keystone Infrastructures Private Limited	1,300.00	350.00
Unsecured Loan given		
Keystone Infrastructures Private Limited	2,680.00	2,730.00
Rustomjee Realty Private Limited	-	800.00
Miscellaneous Expenses - Common Cost Share		
Keystone Realtors Limited	31.93	59.36
Loans received back		
Real Gem Buildtech Private Limited	-	12,500.00
Land Cost		
Mr. Boman Irani	36.51	303.82
Mr. Percy Chowdhry	6.95	57.87
Legal and professional charges - License Fees expense		
Mr. Boman Irani	41.22	-
Advance received		
Kapstone Constructions Private Limited	-	
Advance refunded		
Kapstone Constructions Private Limited	158.00	66.00
8% Non-cumulative redeemable preference shares		
Rustomjee Realty Private Limited	-	
Interest expense on 8% Non-cumulative redeemable preference shares (Liability Component)		
Rustomjee Realty Private Limited	416.54	371.91
Other direct expenses		
Crest Property Solutions Pvt. Ltd.	0.48	-



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

B) Outstanding balances	As at March 31, 2025	As at March 31, 2024
Unsecured Loans Payable		
Keystone Realtors Limited	-	-
Loan Receivables		
Keystone Infrastructures Private Limited	3,760.00	2,380.00
Rustomjee Realty Private Limited	-	800.00
Advance Received		
Kapstone Constructions Private Limited	987.97	1,145.97
Trade Receivable		
Sanguinity Realty Private Limited	0.20	0.20
Keystone Infrastructure Private Limited	0.01	0.54
Keystone Realtors Limited	0.89	0.89
8% Non-cumulative redeemable preference shares		
Rustomjee Realty Private Limited	4,435.00	4,435.00
Dues to land owners		
Mr. Boman Irani	36.51	348.83
Mr. Percy Chowdhry	-	233.49
Other Receivables		
Mr. Percy Chowdhry	73.07	-
Trade Payable		
Crest Property Solutions Pvt. Ltd	45.89	0.12
Mr. Boman Irani	41.22	
Sanguinity Realty Private Limited	2.57	2.37
Keystone Realtors Limited	25.32	5.10

C) Terms and conditions

All related party transactions entered during the year were in ordinary course of the business and are on arm's length basis.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 29 - Financial Value Management

Particulars	As at March 31, 2025	As at March 31, 2024
Financial assets - Amortised cost		
Security Deposits	620.00	620.00
Trade receivables	258.62	188.36
Cash and cash equivalents	37.75	136.76
Bank balances other than above	776.47	1,801.60
Loans	3,760.00	3,180.00
Other financial assets	3.73	9.64
Total financial assets	5,456.57	5,936.36
Financial liabilities - Amortised cost		
Borrowings	3,887.70	3,471.16
Trade payables	235.41	425.59
Dues to land owners and housing societies	2,301.00	4,042.47
Total financial liabilities	6,424.11	7,939.22

(i) Fair value hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the financial statements.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes instruments like listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

(ii) Valuation process

The finance department of the Company includes a team that performs the valuations of financial assets and liabilities required for financial reporting purposes, including level 3 fair values.

(iii) Fair value of financial instruments measured at amortised cost - Level 3

Particulars	As at March 31, 2025		As at March 31, 2024	
	Carrying value	Fair value	Carrying value	Fair value
Financial assets				
Security Deposit	620.00	620.00	620.00	620.00
Total financial assets	620.00	620.00	620.00	620.00

The carrying amounts of security deposit, current trade receivables, cash and cash equivalents, current trade payables, due to land owners and housing society, book overdraft and short term borrowings are considered to be the same as their fair values, due to their short-term nature.



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 30 - Financial Risk Management

The Company's activities expose it to a variety of financial risks namely credit risk, liquidity risk and market risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

(i) Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. Financial instruments that are subject to credit risk and concentration thereof principally consist of trade receivables, security deposit

The company uses a provision matrix to compute the expected credit loss allowance for trade receivables and security deposit. The provision matrix takes into account available external and internal credit risk factors such as credit ratings from credit rating agencies, financial condition, ageing of accounts receivable and the Company's historical experience for customers. Based on the above factors the management has assessed that the credit risk is low.

(ii) Liquidity risk

Liquidity is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. Company's objective is to, at all time maintain optimum levels of liquidity to meet its financial obligations. The company manages liquidity risk by maintaining sufficient cash and cash equivalents. In addition, processes and policies related to such risks are overseen by senior management.

Maturities of financial liabilities

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

Particulars	Less than one year	One to four years	More than 4 year	Total
As at March 31, 2025				
Borrowings	-	-	3,887.70	3,887.70
Trade payables	235.41	-	-	235.41
Dues to land owners and housing societies	-	2,301.00	-	2,301.00
	<u>235.41</u>	<u>2,301.00</u>	<u>3,887.70</u>	<u>6,424.11</u>
As at March 31, 2024				
Borrowings	-	-	3,471.16	3,471.16
Trade payables	425.59	-	-	425.59
Dues to land owners and housing societies	-	4,042.47	-	4,042.47
	<u>425.59</u>	<u>4,042.47</u>	<u>3,471.16</u>	<u>7,939.22</u>

(iii) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and currency risk. Financial instruments affected by market risk include short term borrowings.

(a) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The company's exposure to the risk of changes in foreign exchange rates relates primarily to the company's creditors for capital expenditures. The company's foreign currency risks are identified, measured and managed at periodic intervals in accordance with the Company's policies.



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

(b) Interest risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The company manages the interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The exposure of the company's borrowing to interest rate changes at the end of the reporting period are as follows:

(a) Interest rate exposure

Particulars	As at March 31, 2025	As at March 31, 2024
Variable rate borrowings	-	-
Total borrowings	-	-

(b) Sensitivity

Profit or loss is sensitive to higher / lower interest expense as a result of changes in interest rates. A 20 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates. With all other variables held constant, the Company's profit before tax will be impacted by a change in interest rate as follows:

Particulars	Increase / (Decrease) in loss before tax	
	Year ended March 31, 2025	Year ended March 31, 2024
Increase in interest rate by 20 basis points (20 bps)	-	-
Decrease in interest rate by 20 basis points (20 bps)	-	-

Note 31 - Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Parent and borrowings.

The Company aims to manage its capital efficiently so as to safeguard its ability to continue as a going concern and to optimise returns for its shareholders. The capital structure of the Company is based on management's judgement of the appropriate balance of key elements in order to meet its strategic and day-to-day needs.

The Company monitors the capital structure on the basis of debt to equity ratio and maturity profile of the overall debt portfolio of the Company. The Company considers the amount of capital in proportion to risk and manages the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets.

The Company's aim is to translate profitable growth to superior cash generation through efficient capital management. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain investor, creditors and market confidence and to sustain future development and growth of its business. The Company will take appropriate steps in order to maintain, or if necessary adjust, its capital structure.

The table below summarises the capital, net debt and net debt to equity ratio of the Company.

Particulars	As at March 31, 2025	As at March 31, 2024
Equity share capital	2.00	2.00
Other equity	(1,509.79)	(1,864.10)
Equity component of redeemable preference shares	1,618.20	1,618.20
Total equity	110.41	(243.90)
Borrowings (including interest accrued)	3,887.70	3,471.16
Net Debt	3,887.70	3,471.16
Net debt to equity ratio	35.21	(14.23)



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

Note 32 - Segment Reporting

The company's board of directors who is identified as the chief operating decision maker of the company, examines the performance of the business and allocates funds on the basis of a single reportable segment i.e. 'Development of property'. The company has no other reportable segment. The company does not have any reportable geographical segment as it caters to the needs of only the domestic market.

Note 33 - Contingent Liabilities & Commitments

Particulars	As at March 31, 2025	As at March 31, 2024
A. Income Tax Matters	-	-
B. Indirect Tax Matters	17.46	17.46
Total	17.46	17.46

Note 34 - Assets pledged as security

Particulars	As at March 31, 2025	As at March 31, 2024
Trade receivables	-	-
Inventories	-	-
Total	-	-

Note 35 - Earnings per share

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Basic earning per share		
Profit/ (loss) for the year	354.31	1,020.29
Weighted average number of equity shares	2,000	2,000
Basic earning per share	17,715.50	51,014.50
Diluted earning per share		
Profit/ (loss) for the year	354.31	1,020.29
Weighted average number of equity shares	2,000	2,000
Diluted earning per share	17,715.50	51,014.50

Note 36 - Due to Micro, small and medium enterprise

The Company has certain dues to suppliers registered under Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act). The disclosures pursuant to the said MSMED Act are as follows:

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
a) Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	13.51	29.57
b) Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end	-	-
c) Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
d) Interest paid, other than under section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
e) Interest paid, under section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
f) Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-
g) Further interest remaining due and payable for earlier years	-	-



Credence Property Developers Private Limited
Notes to the financial statements as at and for the year ended March 31, 2025
(All amounts in INR lakhs, unless otherwise stated)

Note 37- Ind AS 115, Revenue from Contracts with Customers

a. Unsatisfied performance obligation

The following table show how much of revenues recognised in the current reporting year related to carried-forward contract liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Revenue recognised that was included in the contract liabilities balance at the beginning of the year	138.12	1,304.44

Reconciliation of revenue recognised with contract price:

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Contract Price	3,031.56	6,987.90
Less: Discount	-	-
Revenue from operation	3,031.56	6,987.90

b. Disaggregation of revenue from contracts with customers

Currently the Company is engaged in only one segment which is real estate and allied activities and accordingly there is single stream of revenue. Following breakup shows revenue recognised at a point of time and overtime,

	Year ended March 31, 2025		Year ended March 31, 2024	
	Timing of recognition		Timing of recognition	
	At a point in time	Overtime	At a point in time	Overtime
Operating Revenue				
Revenue from Projects	3,031.56	-	6,987.90	-
Other operating income				
Sale of scrap	-	-	-	-

Note 38 - Employee benefit

The company has no eligible employees. Hence no provision for gratuity and employee benefit is required to be made in accounts.

Note 39 - Additional regulatory information

i) Details of Benami property Held

No proceedings have been initiated on or are pending against the company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

ii) Borrowings secured against current assets

The Company does not have any borrowings from banks and financial institutions on the basis of security of current assets.

iii) Wilful Defaulter

The company has never been declared as wilful defaulter by any bank or financial institution or government or any government authority.

iv) Relationship with struck off companies

The company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

v) Compliance with number of layers of companies

The company has complied with the number of layers prescribed under the Companies Act, 2013.



Credence Property Developers Private Limited

Notes to the financial statements as at and for the year ended March 31, 2025

(All amounts in INR lakhs, unless otherwise stated)

vi) Compliance with approved scheme(s) of arrangements

The company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

vii) Utilisation of borrowed funds and share premium

The company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
- b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:

- a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries

viii) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

ix) Details of crypto currency or virtual currency

The company has not traded or invested in crypto currency or virtual currency during the current or previous year.

x) Valuation of PP&E, intangible asset and investment property

The company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

xi) Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

xii) Utilisation of borrowings availed from banks and financial institutions

There are no borrowings obtained by the company from banks and financial institutions during the year.

Note 40 - Audit trail

As per the requirements of rule 3(1) of the Companies (Accounts) Rules 2014 the Company uses accounting software for maintaining its books of account that have a feature of recording audit trail of each and every transaction creating an edit log of each change made in the books of account along with the date when such changes were made within such accounting software. This feature of recording audit trail has operated throughout the year except for certain transactions, changes made through specific access and for direct database changes and no audit trail features were tampered during the year and have been preserved by the company as per the statutory requirement for record retention.

Note 41 -Previous year figures have been regrouped/ reclassified, wherever necessary to confirm to current period classification.

As per our attached report of even date

For S K H D & Associates

Chartered Accountants

Firm Registration No. 105929W

H.M. Solanki

Hemanshu Solanki

Partner

Membership No : 132835

Place :- Mumbai

Date :-



For and on behalf of the Board of Directors

Credence Property Developers Private Limited

CIN: U70100MH1996PTC096712

Percy Chowdhry

Percy Chowdhry

Director

DIN: 00057529

Bunty Chandwani

Bunty Chandwani

Director

DIN: 10122376

Jigisha Parihar

Company Secretary

Membership No: A63687

