

# Price Waterhouse Chartered Accountants LLP

## Independent Auditor's Report

To the Members of Kapstone Constructions Private Limited

## Report on the Audit of the Financial Statements

### Opinion

1. We have audited the accompanying financial statements of Kapstone Constructions Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss (including Other Comprehensive Loss), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.
2. 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 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and total comprehensive income (comprising of loss and other comprehensive loss), changes in equity and its cash flows for the year then ended.

### Basis for Opinion

3. 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Information

4. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report but does not include the financial statements and our auditor's report thereon. The Director's report is expected to be made available to us after the date of auditor's report.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Director's report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate action as applicable under the relevant laws and regulation.



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Price Waterhouse (a Partnership Firm) converted into Price Waterhouse Chartered Accountants LLP (a Limited Liability Partnership with LLP identity no: LLPIN AAC-5001) with effect from July 25, 2014. Post its conversion to Price Waterhouse Chartered Accountants LLP, its ICAI registration number is 012754N/N500016 (ICAI registration number before conversion was 012754N)

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### Responsibilities of management and those charged with governance for the financial statements

5. 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, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, Board of Directors 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
7. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

### Auditor's responsibilities for the audit of the financial statements

8. 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.
9. As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional scepticism 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 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 on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



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- 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.
10. 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.

### Report on other legal and regulatory requirements

11. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the Annexure B a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
12. 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 except for the matters stated in paragraph 12(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended).
  - (c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive loss), the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors as on March 31, 2025, 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 maintenance of accounts and other matters connected therewith, reference is made to our remarks in paragraph 12(b) above on reporting under Section 143(3)(b) and paragraph 12(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended).



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- (g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 39 to the financial statements.
  - ii. The Company was not required to recognise a provision as at March 31, 2025 under the applicable law or Indian Accounting Standards, as it does not have any material foreseeable losses on long-term contract. The Company did not have any derivative contracts as at March 31, 2025.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31, 2025.
  - iv. (a) The management has represented that, to the best of its knowledge and belief, as disclosed in Note 45(vii) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 45(vii) to the financial statements);
  - (b) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 45(vii) to the financial statements, no funds have been received by the Company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 45(vii) to the financial statements); and
  - (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
  - v. The Company has not declared or paid any dividend during the year.
  - vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and that has operated throughout the year for all relevant transactions recorded in the software, except that the audit trail is not maintained for certain transactions, for changes made through specific access and for direct database changes. During the course of performing our procedures, other than the aforesaid instances of audit trail not maintained where the question of our commenting does not arise, we did





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not notice any instance of audit trail feature being tampered with, or not preserved by the Company as per the statutory requirements for record retention.

13. The provisions of Section 197 read with Schedule V to the Act are applicable only to public companies. Accordingly, reporting under Section 197(16) of the Act is not applicable to the Company.

For Price Waterhouse Chartered Accountants LLP  
Firm Registration Number: 012754N/N500016



Kalpesh Bhandari  
Partner  
Membership Number: 120036  
UDIN: 25120036BMKTJS7183

Place: Mumbai  
Date: May 12, 2025

# **Price Waterhouse Chartered Accountants LLP**

## **Annexure A to Independent Auditor's Report**

Referred to in paragraph 12(g) of the Independent Auditor's Report of even date to the members of Kapstone Constructions Private Limited on the financial statements as of and for the year ended March 31, 2025  
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### **Report on the Internal Financial Controls with reference to Financial Statements under clause (i) of sub-section 3 of Section 143 of the Act**

1. We have audited the internal financial controls with reference to financial statements of Kapstone Constructions Private Limited ("the Company") as of March 31, 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

### **Management's Responsibility for Internal Financial Controls**

2. 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 ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

### **Auditor's Responsibility**

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing specified under Section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. 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 with reference to financial statements.



# **Price Waterhouse Chartered Accountants LLP**

## **Annexure A to Independent Auditor's Report**

Referred to in paragraph 12(g) of the Independent Auditor's Report of even date to the members of Kapstone Constructions Private Limited on the financial statements as of and for the year ended March 31, 2025  
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### **Meaning of Internal Financial Controls with reference to financial statements**

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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 with reference to financial statements**

7. Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

8. In our opinion, the Company has, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For Price Waterhouse Chartered Accountants LLP  
Firm Registration Number: 012754N/N500016



Kalpesh Bhandari

Partner

Membership Number: 120036

UDIN: 25120036BMKTJS7183

Place: Mumbai

Date: May 12, 2025

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In terms of the information and explanations sought by us and furnished by the Company, and the books of account and records examined by us during the course of our audit, and to the best of our knowledge and belief, we report that:

- i. (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation, of Property, Plant and Equipment.  
  
(B) The Company does not have any Intangible assets and accordingly, reporting under clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) The Property, Plant and Equipment of the Company have been physically verified by the Management during the year and no material discrepancies have been noticed on such verification. In our opinion, the frequency of verification is reasonable.
- (c) The title deeds of all the immovable properties other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee, as disclosed in Note 3(b) and 4 to the financial statements, are held in the name of the Company.
- (d) The Company has not revalued its Property, Plant and Equipment during the year. Consequently, the question of our commenting on whether the revaluation is based on the valuation by a Registered Valuer, or specifying the amount of change, if the change is 10% or more in the aggregate of the net carrying value of each class of Property, Plant and Equipment does not arise.
- (e) No proceedings have been initiated on or are pending against the Company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended in 2016) (formerly the Benami Transactions (Prohibition) Act, 1988 (45 of 1988)) and Rules made thereunder, and therefore the question of our commenting on whether the Company has appropriately disclosed the details in the financial statements does not arise.
- ii. (a) The physical verification of inventory has been conducted at reasonable intervals by the Management during the year and, in our opinion, the coverage and procedure of such verification by Management is appropriate. The discrepancies noticed on physical verification of inventory as compared to book records were not 10% or more in aggregate for each class of inventory.
- (b) During the year, the Company has been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, from banks on the basis of security of current assets. The terms of sanction do not stipulate filing of quarterly returns or statements with such banks, and accordingly, the question of our commenting on whether the returns or statements are in agreement with the unaudited books of account of the Company, does not arise. (Also refer note 45(ii) to the financial statements)
- iii. The Company has not made any investments, granted secured/ unsecured loans/advances in nature of loans, or stood guarantee, or provided security to any parties. Therefore, the reporting under clause 3(iii), (iii)(a), (iii)(b), (iii)(c), (iii)(d), (iii)(e) and (iii)(f) of the Order are not applicable to the Company.





# Price Waterhouse Chartered Accountants LLP

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- iv. The Company has not granted any loans or provided any guarantees or security to the parties covered under Sections 185 and 186. In our opinion, the Company has complied with the provisions of Sections 186 of the Companies Act, 2013 in respect of the investments made by it. The Company is engaged in providing infrastructure facilities as specified in Schedule VI of the Act and accordingly, provisions of Section 186 except sub-section (1) of the Act are not applicable to the Company.
- v. The Company has not accepted any deposits or amounts which are deemed to be deposits referred in Sections 73, 74, 75 and 76 of the Act and the Rules framed there under.
- vi. Pursuant to the rules made by the Central Government of India, the Company is required to maintain cost records as specified under Section 148(1) of the Act in respect of its products. We have broadly reviewed the same and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. We have not, however, made a detailed examination of the records with a view to determine whether they are accurate or complete.
- vii. (a) In our opinion, the Company is generally regular in depositing the undisputed statutory dues in respect of income tax and goods and services tax, though there has been a slight delay in few cases, and is regular in depositing undisputed statutory dues, including provident fund, employees' state insurance, cess and other statutory dues, as applicable, with the appropriate authorities. Also, refer note 39 to the financial statements regarding management's assessment on certain matters relating to provident fund.
- (b) The particulars of statutory dues referred to in sub-clause (a) as at March 31, 2025 which have not been deposited on account of a dispute, are as follows:

Name of the statute	Nature of dues	Amount (Rs. in Lakh) #	Period to which the amount relates (Financial Year)	Forum where the dispute is pending
The Income Tax Act, 1961	Income Tax	11,284	2015-16 to 2017-18	Commissioner of Income Tax (Appeals), Maharashtra
Goods and Services Tax Act, 2017	Goods and Services Tax	427	2017-18	Commissioner (Appeals), Maharashtra
Goods and Services Tax Act, 2017	Goods and Services Tax	128	2018-19 to 2019-20	Deputy Commissioner of State Tax, Appeals, Maharashtra

# Net of amounts paid under protest of Rs. 59 Lakh for Income Tax and Rs. 39 Lakh for Goods and Services Tax

- viii. There are no transactions previously unrecorded in the books of account that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.



## Price Waterhouse Chartered Accountants LLP

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- ix. (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest to any lender during the year.
- (b) On the basis of our audit procedures, we report that the Company has not been declared Wilful Defaulter by any bank or financial institution or government or any government authority.
- (c) In our opinion, the term loans have been applied for the purposes for which they were obtained. (Also, refer note 45(xii) to the financial statements)
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been utilised for long-term purposes by the Company.
- (e) According to the information and explanations given to us and procedures performed by us, we report that the Company did not have any subsidiaries, joint ventures or associate companies during the year. Accordingly, reporting under clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company did not have any subsidiaries, joint ventures or associate companies during the year. Accordingly, reporting under clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares or fully or partially or optionally convertible debentures during the year. Accordingly, the reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (b) During our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the Company.
- (c) 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 as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii. As the Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it, the reporting under clause 3(xii) of the Order is not applicable to the Company.



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- xiii. The Company has entered into transactions with related parties in compliance with the provisions of Sections 188 of the Act. The details of related party transactions have been disclosed in the financial statements as required under Indian Accounting Standard 24 "Related Party Disclosures" specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act and, accordingly, to this extent, the reporting under clause 3(xiii) of the Order is not applicable to the Company.
- xiv. (a) In our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date, for the period under audit.
- xv. In our opinion, the Company has not entered into any non-cash transactions with its directors or persons connected with him. Accordingly, the reporting on compliance with the provisions of Section 192 of the Act under clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted non-banking financial / housing finance activities during the year. Accordingly, the reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) In our opinion, the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CICs, which are part of the Group. Accordingly, the reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.
- xvii. The Company has incurred cash losses of Rs 2,827 Lakh in the financial year and had not incurred cash losses in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly the reporting under clause 3(xviii) of the Order is not applicable.
- xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, 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 up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date will get discharged by the Company as and when they fall due.



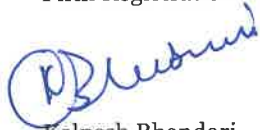
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- xx. (a) In respect of other than ongoing projects, as at balance sheet date, the Company does not have any amount remaining unspent under Section 135(5) of the Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable.
- (b) The Company has transferred the amount of Corporate Social Responsibility remaining unspent under sub-section (5) of Section 135 of the Act pursuant to ongoing projects to a special account in compliance with the provision of sub-section (6) of Section 135 of the Act. (Also, refer note 30(b) to the financial statements)
- xxi. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of Standalone Financial Statements. Accordingly, no comment in respect of the said clause has been included in this report.

For Price Waterhouse Chartered Accountants LLP  
Firm Registration Number: 012754N/N500016



Kalpesh Bhandari  
Partner  
Membership Number: 120036  
UDIN: 25120036BMKTJS7183

Place: Mumbai  
Date: May 12, 2025



**Kapstone Constructions 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
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	3 (a)	87	120
Right-of-use assets	3 (b)	-	-
Investment properties	4	273	461
Intangible assets	3 (c)	-	-
Financial assets			
i. Other financial assets	5	460	89
Current tax assets (net)	6	2,787	2,431
Deferred tax assets (net)	31	5,082	2,924
Other non-current assets	7	8,469	270
<b>Total non-current assets</b>		<b>17,158</b>	<b>6,295</b>
<b>Current assets</b>			
Inventories	8	140,402	91,667
Financial assets			
i. Investments	9	208	208
ii. Trade receivables	10	133	539
iii. Cash and cash equivalents	11	2,786	4,089
iv. Bank balances other than (iii) above	12	2,339	727
v. Other financial assets	13	20	14,080
Other current assets	14	22,165	10,168
<b>Total current assets</b>		<b>168,053</b>	<b>121,778</b>
<b>Total assets</b>		<b>185,211</b>	<b>128,073</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	15(a)	1,028	1,028
<b>Other equity</b>			
Compulsorily convertible debentures	15(b)	56,876	56,876
Reserves and surplus	15(c)	(41,971)	(35,547)
<b>Total equity</b>		<b>15,933</b>	<b>22,357</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
i. Borrowings	16	2,431	-
Provisions	17	50	47
<b>Total non-current liabilities</b>		<b>2,481</b>	<b>47</b>
<b>Current liabilities</b>			
Financial liabilities			
i. Borrowings	18	16,834	9,617
ii. Trade payables			
a) Total outstanding dues of micro and small enterprises	19	145	76
b) Total outstanding dues of creditors other than (ii) (a) above	19	29,930	24,836
iii. Other financial liabilities	20	10,873	8,656
Provisions	21	447	305
Other current liabilities	22	108,568	62,179
<b>Total current liabilities</b>		<b>166,797</b>	<b>105,669</b>
<b>Total liabilities</b>		<b>169,278</b>	<b>105,716</b>
<b>Total equity and liabilities</b>		<b>185,211</b>	<b>128,073</b>

The above balance sheet should be read in conjunction with accompanying notes.



**Kapstone Constructions Private Limited**

**Balance sheet as at March 31, 2025**

**(All amounts in INR lakhs, unless otherwise stated)**

This is the balance sheet referred to in our report of even date.

For Price Waterhouse Chartered Accountants LLP

Firm registration No. 012754N/N500016



**Kalpesh Bhandari**

Partner

Membership No.: 120036

**For and on behalf of the board of directors of**

**Kapstone Constructions Private Limited**

CIN: U45200MH2003PTC140091



**Boman Irani**

Director

Din : 00057453



**Percy Chowdhry**

Director

Din : 00057529



**Anupam Verma**

Chief executive officer



**Vikas Shrimal**

Chief Financial Officer



**Yojeshkumar Thakor**

Company secretary

Mumbai

Date : May 12, 2025

Mumbai

Date : May 12, 2025

**Kapstone Constructions 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
<b>Income</b>			
Revenue from operations	23	2,946	43,228
Other income	24	592	1,573
<b>Total income</b>		<b>3,538</b>	<b>44,801</b>
<b>Expenses</b>			
Construction costs	25	50,379	45,970
Changes in inventories of construction materials, completed saleable units and construction work-in-progress	26	(48,532)	(14,490)
Employee benefits expense	27	1,371	1,456
Depreciation and amortisation expense	28	8	23
Finance costs	29	14	6
Other expenses	30	3,157	3,843
<b>Total expenses</b>		<b>6,397</b>	<b>36,808</b>
<b>(Loss)/ Profit before tax</b>		<b>(2,859)</b>	<b>7,993</b>
Income tax expense			
Current tax	31	-	-
Deferred tax	31	(717)	1,925
<b>Total tax expense</b>		<b>(717)</b>	<b>1,925</b>
<b>(Loss)/ Profit for the year</b>		<b>(2,142)</b>	<b>6,068</b>
<b>Other comprehensive loss</b>			
Items that will not be reclassified to profit or loss			
Remeasurements of post-employment benefit obligations	37	(35)	(30)
Income tax relating to these item	31	9	8
<b>Other comprehensive loss for the year, net of tax</b>		<b>(26)</b>	<b>(22)</b>
<b>Total comprehensive (Loss)/ Income for the year</b>		<b>(2,168)</b>	<b>6,046</b>
<b>Earnings per equity share</b>			
<b>a. Basic (Nominal value per equity share INR.10)</b>			
Class B Equity shares (INR)	38	(62.26)	17.64
Class C Equity shares (INR)	38	(62.26)	17.64
<b>b. Diluted (Nominal value per equity share INR.10)</b>			
Class B Equity shares (INR)	38	(62.26)	17.64
Class C Equity shares (INR)	38	(62.26)	17.64

The above statement of profit and loss should be read in conjunction with accompanying notes.



*[Handwritten signature]*

**Kapstone Constructions Private Limited**  
**Statement of profit and loss for the year ended March 31, 2025**  
**(All amounts in INR lakhs, unless otherwise stated)**  
This is the statement of profit and loss referred to in our report of even date.

For **Price Waterhouse Chartered Accountants LLP**  
Firm registration No. 012754N/N500016

For and on behalf of the board of directors of  
**Kapstone Constructions Private Limited**  
CIN: U45200MH2003PTC140091



**Kalpesh Bhandari**  
Partner  
Membership No.: 120036



**Boman Irani**  
Director  
Din : 00057453



**Percy Chowdhry**  
Director  
Din : 00057529



**Anupam Verma**  
Chief executive officer



**Vikas Shrima**  
Chief Financial Officer



**Yojeshkumar Thakor**  
Company secretary

Mumbai  
Date : May 12, 2025

Mumbai  
Date : May 12, 2025



**Kapstone Constructions 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
<b>Cash flows from operating activities</b>		
(Loss)/ Profit before tax	(2,859)	7,993
Adjustments for		
Profit on sale of Investment Property	(268)	(605)
Depreciation and amortisation expense	53	89
Property, plant and equipment written off	24	-
Finance costs	1,765	1,246
Fair Valuation gain	-	(396)
Interest income classified as investing cash flows	(99)	(324)
Employee stock option expense	458	224
Rental income	(100)	(121)
<b>Changes in operating assets and liabilities:</b>		
Increase in inventories	(48,735)	(14,462)
Decrease in trade receivables	406	41
Decrease in other financial assets	-	121
(Increase)/ decrease in other non current financial assets	-	6
Increase in other non current assets	(15)	(12)
Increase in other current assets	(5,830)	(3,777)
Increase in provisions (employee benefit obligations)	110	70
Increase in trade payables	5,163	9,265
(Decrease) / increase in other financial liabilities	(611)	928
Increase in other current liabilities	46,389	13,360
<b>Cash (Used) / generated from operations</b>	<b>(4,149)</b>	<b>13,646</b>
Income taxes refund/ (paid) (net)	(356)	(626)
<b>Net cash (outflow)/ inflow from operating activities</b>	<b>(4,505)</b>	<b>13,020</b>
<b>Cash flows from investing activities</b>		
Net proceeds from sale of investment Property	448	1,126
Advances given	-	(1,500)
Advances received	-	1,500
Payments for property, plant and equipment	(36)	(31)
Bank deposits placed (Net)	(209)	-
Net decrease in bank balances other than cash and cash equivalents	(1,775)	2,082
Rental income received	100	121
Interest received	107	335
<b>Net cash (outflow)/ inflow from investing activities</b>	<b>(1,365)</b>	<b>3,633</b>
<b>Cash flows from financing activities</b>		
Finance costs paid	(5,497)	(11,875)
Repayment of borrowings	(3,525)	(3,532)
Lease payments including interest	-	(12)
Proceeds from borrowings	13,589	-
<b>Net cash inflow/(outflow) from financing activities</b>	<b>4,567</b>	<b>(15,419)</b>
<b>Net (decrease)/ increase in cash and cash equivalents</b>	<b>(1,303)</b>	<b>1,234</b>
Cash and cash equivalents at the beginning of the year	4,089	2,855
<b>Cash and cash equivalents at the end of the year</b>	<b>2,786</b>	<b>4,089</b>
<b>Reconciliation of cash and cash equivalents as per statement of cash flows</b>		
<b>Cash and cash equivalents comprise of :</b>		
Cash and cash equivalents (refer note 11)	2,747	853
Bank balances (in current accounts)	-	3,200
Deposits with original maturity of less than 3 months	39	36
Cash on hand	-	-
<b>Cash and cash equivalents at the end of the year</b>	<b>2,786</b>	<b>4,089</b>

The above statement of cash flows should be read in conjunction with accompanying notes.



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

This is the statement of cash flows referred to in our report of even date.

For **Price Waterhouse Chartered Accountants LLP**  
Firm registration No. 012754N/N500016

For and on behalf of the board of directors of  
**Kapstone Constructions Private Limited**  
CIN: U45200MH2003PTC140091



**Kalpesh Bhandari**  
Partner  
Membership No.: 120036



**Boman Irani**  
Director  
Din : 00057453



**Percy Chowdhry**  
Director  
Din : 00057529



**Anupam Verma**  
Chief executive officer



**Vikas Shrimal**  
Chief Financial Officer



**Yojeshkumar Thakor**  
Company secretary

Mumbai  
Date : May 12, 2025

Mumbai  
Date : May 12, 2025

**Kapstone Constructions Private Limited**  
**Statement of changes in equity for the year ended March 31, 2025**  
**(All amounts in INR lakhs, unless otherwise stated)**

**A. Equity share capital**

Particulars	Amount
As at March 31, 2023	1,028
Changes in equity share capital	-
As at March 31, 2024	1,028
Changes in equity share capital	-
As at March 31, 2025	1,028

**B. Other equity**

Particulars	Instruments entirely equity in nature				Reserves and surplus		Total other equity
	0.0001% Series I compulsorily convertible debentures	10.00% Series II-C compulsorily convertible debentures	10.00% Series II-B compulsorily convertible debentures	Compulsorily convertible preference shares	Capital Reserve	Securities premium account	
As at March 31, 2024	-	27,869	29,007	*	504	18,801	40,011
Profit for the year	-	-	-	-	-	-	(35,547)
Other comprehensive income	-	-	-	-	-	-	-
Interest on compulsorily convertible debentures (Refer note 15 (c)(i))	-	-	-	-	-	-	-
Return of investment in Toccatia Realtors Private Limited to a shareholder (Refer Note 47)	-	-	-	-	18,801	-	(1,672)
<b>Total</b>	-	-	-	-	18,801	-	(73,389)
As at March 31, 2025	-	27,869	29,007	*	19,304	18,801	(33,377)
Loss for the year	-	-	-	-	-	-	(2,142)
Other comprehensive income	-	-	-	-	-	-	(26)
Interest on compulsorily convertible debentures (Refer note 15 (c)(i))	-	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-	(111,368)
As at March 31, 2025	-	27,869	29,007	-	19,304	18,801	(144,746)

\* Amount is below the rounding off norm adopted by the Company.

The above statement of changes in equity should be read in conjunction with accompanying notes.



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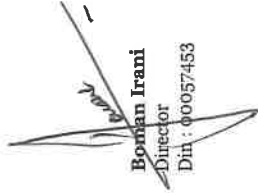
Kapstone Constructions Private Limited  
Statement of changes in equity for the year ended March 31, 2025  
(All amounts in INR lakhs, unless otherwise stated)  
This is the statement of changes in equity referred to in our report of even date.

For Price Waterhouse Chartered Accountants LLP  
Firm registration No. 012754N/N500016



Kalpesh Bhandari  
Partner  
Membership No.: 120036

For and on behalf of the board of directors of  
Kapstone Constructions Private Limited  
CIN: U45200MH2003PTC40091



Borhan Irani  
Director  
Din : 00057453



Percy Chowdhry  
Director  
Din : 00057529



Vikas Shrivastava  
Chief Financial Officer



Yojesh Kumar Thakor  
Company secretary



Anupam Verma  
Chief executive officer

Mumbai  
Date : May 12, 2025

Mumbai  
Date : May 12, 2025



**Kapstone Constructions 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**

Kapstone Constructions Private Limited ('the Company') is a private limited Company. It is 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 April 22, 2003 and is engaged primarily in the business of real estate constructions, development and other related activities in Thane.

These financial statements were authorized to be issued by the Board of Directors on May 12, 2025

**Note 1: 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 financial statements have been prepared on a historical cost basis, except for the following:

- certain financial assets and financial liabilities is 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. 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 other cases including completed projects is based on 12 months period.

**Note 2 (A): Material Accounting Policies**

This note provides a list of the material accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented.

**(a) Revenue recognition**

Revenue from contract with customer 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 is expected to be entitled in exchange for those goods or services. 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 arrangements.

**Income from Property development and other services**

The Company applied five step model as per Ind AS 115 'Revenue from contract with customer' to recognizes revenue in the financial statements. The Company satisfies a performance obligation and recognises revenue over time if one of the following criterion is met and which is supported by an independent legal opinion:

- (a) The customer simultaneously receives and consumes the benefits provided by the Company performance as the Company performs; or
- (b) The Company performance creates or enhances an asset that the customer controls as the asset is created or enhances; or
- (c) The Company 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.

For performance obligations where none of the above conditions are met, revenue is recognized at the point in time at which the performance obligation is satisfied. Revenue is recognised either at point of time or a period of time based on various conditions as included in the contract with customer.

The Company constructs and sells residential and commercial properties under long-term contracts with customers. The Company recognises revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Company is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes).



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**Kapstone Constructions 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 uses cost based input method for measuring progress for performance obligation in certain contracts. Under this method, the Company recognises revenue for units sold which has collections exceeding 10%.

When it is not possible to reasonably measure the outcome of a performance obligation and company expects to recover the costs incurred in satisfying the performance obligation, revenue is recognized only to the extent of the costs incurred until such time that it can reasonably measure the outcome of the performance obligation.

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 amortised over the period required for satisfying the performance obligation. If the total cost is estimated to exceed the contract revenue, the company provides for foreseeable loss.

**(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 associate 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.





**Kapstone Constructions 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) Cash and cash equivalents**

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

**(d) 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.

**(e) Inventories**

Inventories are valued as under:

(i) Inventory of completed saleable units and Construction work-in-progress

The inventory 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.

ii) 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.

**(f) 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.



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**Kapstone Constructions 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 gains/ (losses). 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 Company 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 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 36 details how the Company determines whether there has been a significant increase in credit risk.

**Derecognition of financial assets**

A financial asset is derecognized 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 Company 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 derecognized 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 fair value through profit or loss is disclosed as interest income within other income. Interest income on financial assets at amortised cost and financial assets at FVOCI is calculated using the effective interest rate method and recognised in the 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)

**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.



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**Kapstone Constructions 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)**

**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 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 statement of profit and loss. Any gain or loss on derecognition is also recognised in the 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 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.

**(h) 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.

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

<b>Asset</b>	<b>Useful Life</b>
Plant and machinery	6 years
Office equipment	5 years
Leasehold improvements	5 years
Furniture and fixtures	10 years
Computers	3 years
Vehicles	8 years

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.



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**Kapstone Constructions 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)**  
**(i) Investment properties**

Properties that are held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, are classified as investment properties. Investment properties are measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Investment properties are depreciated using the straight-line method over their estimated useful lives. Investment properties generally have a useful life of 60 years.

**(j) Intangible assets**

Intangible assets are stated at acquisition cost, net of accumulated amortisation and accumulated impairment losses, if any. Intangible assets are amortised on a written down value basis over their estimated useful lives.

The management estimates the useful life for the intangible asset is as follows:

Asset	Useful Life
Computer software	5 years

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.

**(k) Trade and other payables**

These amounts represent liabilities for goods and services provided to the Company 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.

**(l) 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 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), again or 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) shall be 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, shall be recognised in profit or loss. Such gain or loss shall be recognised in equity in case the negotiations are within the group company.

The fair value of the liability portion of an optionally convertible bonds is determined using a market interest rate for an equivalent non-convertible bonds. This amount is recorded as a liability on an amortised cost basis until extinguished on conversion or redemption of the bonds. The remainder of the proceeds is attributable to the equity portion of the compound instrument. This is recognised and included in shareholders' equity, net of income tax effects, and not subsequently remeasured.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 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 financial statements for issue, not to demand payment as a consequence of the breach.



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**Kapstone Constructions 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)**

**(m) 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 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 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.

**(n) Provisions and contingent liabilities**

**Provisions**

Provisions are recognized when there is a present legal or constructive obligation as a result of a past events, 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.

**(o) 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.

**(iii) Post-employment obligations**

The company 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 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 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.



**Kapstone Constructions 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)**

They are included in retained earnings in the statement of changes in equity and in the 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 contributions to publicly administered provident 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 due.

**(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.

**(q) 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 period / 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 2 (B): Other Accounting Policies**

This note provides a list of the other accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented.

**(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.

**(b) Foreign currency translation****(i) Functional and presentation currency**

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





**Kapstone Constructions 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 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) Leases**

**As a lessee**

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased is available for use by the company. Contracts may contain both lease and non-lease components. The company allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the company is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. liabilities include the net present value Of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date
- amounts expected to be payable by the company under residual value guarantees
- the exercise price of a purchase option if the company is reasonably certain to exercise that option, and
- payments penalties the lease, if the lease term reflects the company exercising that

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability. The lease payments 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:

- where possible, 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
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by company, which not have recent third party financing, and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

The company is exposed to potential future increases in variable lease payments based on an index or rate take effect, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

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.

Variable lease payments that depend on sales are recognised in profit or loss in the period in which the condition that triggers those payments occurs.

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. Low-value assets comprise IT equipment and small items of office furniture.

**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.



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**Kapstone Constructions 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)**

**(d) Impairment of assets**

Goodwill and intangible that have an indefinite useful life are 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) 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.

**(f) 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.

**(g) Rounding of amounts**

All amounts disclosed in the 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 2 (C): Changes in accounting policies and disclosures**  
**New and amended standards adopted by the Company**

The Ministry of Corporate Affairs vide notification dated 9 September 2024 and 28 September 2024 notified the Companies (Indian Accounting Standards) Second Amendment Rules, 2024 and Companies (Indian Accounting Standards) Third Amendment Rules, 2024, respectively, which amended/ notified certain accounting standards (see below), and are effective for annual reporting periods beginning on or after 1 April 2024:

- Insurance contracts - Ind AS 117; and
- Lease Liability in Sale and Leaseback - Amendments to Ind AS 116

These amendments did not have any material impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

**Note 2 (D): Critical estimates and judgements**

The preparation of 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 2 (A) (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 2 (A) (e) 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.

**• Recognition of deferred tax assets for carried forward tax losses (refer note 2 (A) (b) above)**

The Company has recognised deferred tax assets on carried forward tax losses, the Company has concluded that deferred tax assets will be recoverable using the estimated future taxable income based on the approved business plans and budgets. The losses can be carried forward for a period of 8 years as per local tax regulations and the group expects to recover the losses (Refer note 31).





Kapstone Constructions 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 (a) - Property, plant and equipment

Particulars	Leasehold improvements	Furniture and fixtures	Office equipment	Plant and machinery	Computers	Vehicles	Total
<b>Year ended March 31, 2024</b>							
Gross carrying amount							
Opening gross carrying amount	79	39	76	229	135	141	699
Additions	-	1	10	-	5	15	31
Disposals	-	-	-	-	-	-	-
Closing gross carrying amount	79	40	86	229	140	156	730
Accumulated depreciation							
Opening accumulated depreciation	79	29	44	200	70	122	544
Depreciation charge during the year	-	2	14	6	38	6	66
Disposals	-	-	-	-	-	-	-
Closing accumulated depreciation	79	31	58	206	108	128	610
Net carrying amount	-	9	28	23	32	28	120
<b>Year ended March 31, 2025</b>							
Gross carrying amount							
Opening gross carrying amount	79	40	86	229	140	156	730
Additions	-	-	5	-	30	1	36
Disposals	-	(7)	(13)	(23)	(28)	-	(71)
Closing gross carrying amount	79	33	78	206	142	157	695
Accumulated depreciation							
Opening accumulated depreciation	79	31	58	206	108	128	610
Depreciation charge during the year	-	1	12	1	26	5	45
Disposals	-	(4)	(8)	(15)	(20)	-	(47)
Closing accumulated depreciation	79	28	62	192	114	133	608
Net carrying amount	-	5	16	14	28	24	87

Notes:

1) Refer note 28 for depreciation allocated to project.



**Kapstone Constructions Private Limited**

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

(All amounts in INR lakhs, unless otherwise stated)

**Note 3 (b) - (i) Right to use assets**

The Company has taken various office premises under lease arrangements.

The details of the right-of-use assets held by the Company is as follows:

Particulars	Building
Balance as at April 01, 2023	71
Deletions during the year	(62)
Depreciation charge during the year	(9)
Balance as at March 31, 2024	-
Balance as at April 01, 2024	-
Deletions during the year	-
Depreciation charge during the year	-
Balance as at March 31, 2025	-

**Note 3 (b)- (ii) Lease liabilities**

i) Set out below are the carrying amounts of lease liabilities and the movement during the year:

Particulars	Amount
Balance as at April 01, 2023	71
Deletions	(63)
Accretion of interest	4
Payment of interest	(4)
Payment of principle	(8)
Balance as at March 31, 2024	-
Current	-
Non-current	-
Balance as at April 01, 2024	-
Deletions	-
Accretion of interest	-
Payment of interest	-
Payment of principle	-
Balance as at March 31, 2025	-
Current	-
Non-current	-

**ii) Amount recognised in statement of profit and loss:**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest on lease liabilities	-	4
Depreciation expenses on right-of-use assets	-	9
Expenses relating to short-term leases	-	-

**iii) Amount recognised in statement of cash flows:**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Total cash outflow for leases (Including short term lease)	-	(12)
Total	-	(12)



**Kapstone Constructions 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 4 - Investment properties**

	As at March 31, 2025	As at March 31, 2024
<b>Particulars</b>		
<b>Gross carrying amount</b>		
Opening gross carrying amount	531	1,082
Additions	-	-
Deletion	(202)	(551)
<b>Closing gross carrying amount</b>	<b>329</b>	<b>531</b>
<b>Accumulated depreciation</b>		
Opening accumulated depreciation	70	88
Depreciation charge during the year	8	12
Deletion	(22)	(30)
<b>Closing accumulated depreciation</b>	<b>56</b>	<b>70</b>
<b>Net carrying amount</b>	<b>273</b>	<b>461</b>

**(i) Amounts recognised in the statement of profit and loss for investment properties**

	Year ended March 31, 2025	Year ended March 31, 2024
<b>Particulars</b>		
Rental income	100	121
Profit on sale of investment property	268	605
Direct operating expenses	(7)	(17)
<b>Profit from investment properties before depreciation</b>	<b>361</b>	<b>709</b>
Depreciation	(8)	(12)
<b>Profit from investment properties</b>	<b>353</b>	<b>697</b>

**(ii) Fair value**

	As at March 31, 2025	As at March 31, 2024
<b>Particulars</b>		
Investment properties	893	1,545

**Estimation of fair value**

The Company carries out independent valuation for its investment properties at least annually. The best evidence of fair value is current prices in an active market for similar properties. Where such information is not available, the Company considers information from a variety of sources including:

- (a) current prices in an active market for properties of different nature or recent prices of similar properties in less active markets, adjusted to reflect those differences
- (b) discounted cash flow projections based on reliable estimates of future cash flows
- (c) capitalised income projections based upon a property's estimated net market income, and a capitalisation rate derived from an analysis of market evidence.

The fair values of investment properties was determined by Independent valuer. The main inputs used are ready reckon rates and sales comparable method.

(iii) Refer note 43 for information on investment properties offered as security against borrowings taken by the Company and refer note 16 and 18



**Kapstone Constructions 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 (c) - Intangible assets**

<b>Particulars</b>	<b>Computer software</b>
<b>Year ended March 31, 2024</b>	
<b>Gross carrying amount</b>	
Opening gross carrying amount	83
Additions	-
Disposals	-
<b>Closing gross carrying amount</b>	<b>83</b>
<b>Accumulated amortisation</b>	
Opening accumulated amortisation	81
Amortisation charge during the year	2
Disposals	-
<b>Closing accumulated amortisation</b>	<b>83</b>
<b>Net carrying amount</b>	<b>-</b>
<b>Year ended March 31, 2025</b>	
<b>Gross carrying amount</b>	
Opening gross carrying amount	83
Additions	-
Disposals	-
<b>Closing gross carrying amount</b>	<b>83</b>
<b>Accumulated amortisation</b>	
Opening accumulated amortisation	83
Amortisation charge during the year	-
Disposals	-
<b>Closing accumulated amortisation</b>	<b>83</b>
<b>Net carrying amount</b>	<b>-</b>



**Kapstone Constructions 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 5 - Other non-current financial assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Long-term deposits with banks - deposits with original maturity of more than 12 months*	371	-
Security deposits	89	89
<b>Total</b>	<b>460</b>	<b>89</b>

\*Long-term deposits held with banks include restricted bank balances of INR 325 (March 31, 2024: NIL). The restrictions are primarily on account of bank balances held as lien or margin money deposits against guarantees and borrowings.

**Note 6 - Current tax assets (net)**

Particulars	As at March 31, 2025	As at March 31, 2024
Advance tax including tax deducted at source [net of tax provisions of INR 7,593 (March 31, 2024: 7,593)]	2,787	2,431
<b>Total</b>	<b>2,787</b>	<b>2,431</b>

**Note 7 - Other non-current assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Deposits with government authorities [includes amount paid under protest of INR 98 (March 31, 2024: 96)]	285	270
Advance to land owners (refer note 46)	8,184	-
<b>Total</b>	<b>8,469</b>	<b>270</b>

**Note 8 - Inventories**

Particulars	As at March 31, 2025	As at March 31, 2024
Construction materials	831	628
Completed saleable units	388	1,280
Construction work-in-progress	139,183	89,759
<b>Total</b>	<b>140,402</b>	<b>91,667</b>

**Notes:**

Refer note 16 (a) for information on inventories offered as security against borrowings taken by the Company and refer note .  
The amount of inventory expected to be realised greater than 1 year is INR 70,626 (March 31, 2024: INR 88,300)



**Kapstone Constructions 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 9 - Current investments**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Unquoted</b>		
<b>Debentures and bonds - at amortised cost</b>		
2,079,163 [March 31, 2024 2,079,163] 0.01% Non-convertible debentures of Rustomjee Realty Private Limited of INR 10 each (fully paid-up) (refer note 40)	208	208
<b>Total</b>	<b>208</b>	<b>208</b>
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	208	208
Aggregate amount of impairment in the value of investments	-	-

**Note 10 - Trade receivables**

Particulars	As at March 31, 2025	As at March 31, 2024
Trade receivables from contract with customers	133	539
<b>Total</b>	<b>133</b>	<b>539</b>
Current portion	133	539
Non-current portion	-	-
<b>Break-up of security details</b>	<b>As at March 31, 2025</b>	<b>As at March 31, 2024</b>
Trade receivables considered good – Secured	-	-
Trade receivables considered good – Unsecured	133	539
Trade receivables which have significant increase in credit risk	-	-
Trade receivables – Credit impaired	-	-
<b>Total</b>	<b>133</b>	<b>539</b>
Loss allowance	-	-
<b>Total trade receivables</b>	<b>133</b>	<b>539</b>

Trade receivables ageing Schedules as at March 31, 2025 and as at March 31, 2024:

**Undisputed Trade receivables – considered good**

Particulars	As at March 31, 2025	As at March 31, 2024
Unbilled	-	-
Not Due	-	6
Less than 6 months	15	357
6 months - 1 year	-	102
1-2 year	49	6
2- 3 years	4	3
More the 3 years	65	65
<b>Total</b>	<b>133</b>	<b>539</b>

Note : The Company does not have any disputed trade receivables.

**Note 11 - Cash and cash equivalents**

Particulars	As at March 31, 2025	As at March 31, 2024
Balances with banks - in current accounts	2,747	853
Deposits with original maturity of less than 3 months	-	3,200
Cash on hand	39	36
<b>Total</b>	<b>2,786</b>	<b>4,089</b>





**Kapstone Constructions 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 - Bank balances other than cash and cash equivalents**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Balances with banks</b>		
In deposit accounts*	385	548
In current and escrow accounts#	1,954	179
<b>Total</b>	<b>2,339</b>	<b>727</b>

\*Deposits held with banks represents restricted bank balances. The restrictions are primarily on account of bank balances held as lien or margin money deposits against guarantees and borrowings.

#Note: This represents separate bank accounts as per the provisions of the Real Estate (Regulations and Development) Act, 2016.

**Note 13 - Other current financial assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Receivable from land owners (refer note 48)	-	14,052
Interest receivable on debentures of related party (refer note 40)	-	*
Interest accrued on deposits with banks	5	13
Other receivable	15	15
<b>Total</b>	<b>20</b>	<b>14,080</b>

**Note 14 - Other current assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Advances to suppliers	6,622	3,855
Balance with government authorities	1,546	1,058
Prepayments (including contract cost INR 8,122; March 31, 2024 INR 5,540)	8,123	5,543
Advance to employee against salary	7	12
Advance to land owners (refer note 46)	5,867	-
<b>Total</b>	<b>22,165</b>	<b>10,468</b>



**Kapstone Constructions 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 15 - Equity share capital and other equity**

**Note 15(a) - Equity share capital**

**(i) Authorised share capital**

Particulars	As at March 31, 2025	As at March 31, 2024
48,400,000 (March 31, 2024: 48,400,000) Class "B" equity shares of INR 10 each	4,840	4,840
51,535,464 (March 31, 2024: 51,535,464) Class "C" equity shares of INR 10 each	5,154	5,154
100 (March 31, 2024: 100) Compulsorily Convertible Preference Shares of INR 10 each	-	-
10,000 [March 31, 2024: 10,000 of Rs.10 each] Redeemable preference shares of INR 10 each	1	1

**(ii) Issued, subscribed and fully paid up**

Particulars	As at March 31, 2025	As at March 31, 2024
5,241,004 (March 31, 2024: 5,241,004) Class "B" equity shares of INR 10 each (fully paid-up)	524	524
5,035,464 (March 31, 2024: 5,035,464) Class "C" equity shares of INR 10 each (fully paid-up)	504	504
	1,028	1,028

**(iii) Rights, preferences and restrictions attached to the shares:**

**Class "B" equity shares**

(a) The Class B Equity Shares shall have differential voting rights such that all of the Class B Equity Shares will jointly entitle the holder(s) to exercise such voting rights equivalent to 100% minus the Lipalton Interest i.e. 49% (as defined in the Investment Agreement dated December 15, 2019 and subsequent amendments), on a Fully Diluted Basis.

(b) The dividend rights jointly available to the holder(s) of the Class B Equity Shares, on a Fully Diluted Basis, shall be equal to 100 less that distributed to class A equity shares minus Lipalton Interest i.e. 49% (as defined in the Investment Agreement dated December 15, 2019 and subsequent amendments) upon its conversion into class C equity shares.

**Class "C" equity shares**

(a) The Class C equity shares shall have voting rights equivalent to the Lipalton interest i.e. 49% (as defined in the Investment Agreement dated December 15, 2019 and subsequent amendments), on a fully Diluted Basis.

(b) The Dividend rights available to the holders(s) of class C equity shares, on a fully diluted basis, shall be equal to the lipalton interest.

**(iv) Movement in equity share capital**

	As at March 31, 2025		As at March 31, 2024	
	Number of shares	Amount	Number of shares	Amount
<b>Class "B" equity shares</b>				
Balance as at the beginning of the year	5,241,004	524	5,241,004	524
Add: Shares issued during the year	-	-	-	-
Balance as at the end of the year	5,241,004	524	5,241,004	524
<b>Class "C" equity shares</b>				
Balance as at the beginning of the year	5,035,464	504	5,035,464	504
Add: Shares issued during the year (refer note (iii) above)	-	-	-	-
Balance as at the end of the year	5,035,464	504	5,035,464	504

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

	Number of shares	% Holding
<b>Class 'B' equity shares</b>		
Keystone Realtors Limited		
As at March 31, 2025	5,241,004	100.00%
As at March 31, 2024	5,241,004	100.00%
<b>Class 'C' equity shares</b>		
Lipalton Pte Ltd.		
As at March 31, 2025	5,035,464	100.00%
As at March 31, 2024	5,035,464	100.00%



**Kapstone Constructions 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
<b>As at March 31, 2025</b>			
Keystone Realtors Limited	5,241,004	100.00%	-
<b>As at March 31, 2024</b>			
Keystone Realtors Limited	5,241,004	100.00%	-

**Note 15(b) - Compulsorily convertible debentures**

	Number of CCD's	Amount
<b>10.00% Series II-C CCD</b>		
<b>Lipalton Pte Ltd.</b>		
As at March 31, 2025	9,167,588	27,869
As at March 31, 2024	9,167,588	27,869
<b>10.00% Series II-B CCD</b>		
<b>Keystone Realtors Limited</b>		
As at March 31, 2025	9,541,775	29,007
As at March 31, 2024	9,541,775	29,007
<b>As at March 31, 2025</b>		<b>56,876</b>
<b>As at March 31, 2024</b>		<b>56,876</b>

**Series II-C Compulsorily Convertible Debenture (Series II-C CCDs):**

Company has issued 91,67,588 Series II-C Compulsorily Convertible Debenture having a face value of Rs. 100/- each, issued at premium of Rs. 204/- each to Lipalton Pte Ltd. Series II-C CCDs are unsecured, non-redeemable, mandatorily and fully convertible. Series II-C CCDs are for a maximum term of 20 years commencing from the date of their issue, upon the expiry of which, Series II-C CCDs shall be compulsorily converted into fully paid up Class C Equity Shares of the Company.

Series II-C CCDs outstanding from time to time shall collectively be entitled to a coupon rate of 10% per annum on the issue price of each Series II-C CCD, to be compounded semi - annually from the date of issuance of Series II-C CCDs until their conversion into Class C Equity Shares. The interest will accrue and be payable at the end of such semi-annual period, subject to the Company having sufficient cash flows to pay such interest.

Series II-C CCDs shall be converted into fully paid Class C Equity Shares at a price determined at the time of issuance of Series II-C CCDs. Conversion will be either (i) any time at the option of the Company; (ii) or upon conversion of Series II-B CCDs; or (iii) upon expiry of the tenure, whichever is earlier.

Each Series II-C CCD shall be converted into Class C Equity Shares such that Lipalton holds Equity Shares with an interest in the Company, post conversion of the Series II-C CCDs, equal to the Lipalton Interest i.e. 49%, at all times. Series II-C CCDs shall not carry any voting rights until conversion.

**Series II-B Compulsorily Convertible Debenture (Series II-B CCDs):**

Company has issued 95,41,775 Series II-B Compulsorily Convertible Debenture having a face value of Rs. 100/- each, issued at premium of Rs. 204/- each to Keystone Realtors Private Limited. Series II-B CCDs are unsecured, non-redeemable, mandatorily and fully convertible. Series II-B CCDs are for a maximum term of 20 years commencing from the date of their issue, upon the expiry of which, Series II-B CCDs shall be compulsorily converted into fully paid up Class B Equity Shares of the Company.

Series II-B CCDs outstanding from time to time shall collectively be entitled to a coupon rate of 10% per annum on the issue price of each Series II-B CCD, to be compounded semi - annually from the date of issuance of Series II-B CCDs until their conversion into Class B Equity Shares. The interest will accrue and be payable at the end of such semi-annual period, subject to the Company having sufficient cash flows to pay such interest.

Series II-B CCDs shall be converted into fully paid Class B Equity Shares at a price determined at the time of issuance of Series II-B CCDs. Conversion will be either (i) any time at the option of the Company; (ii) or upon conversion of Series II-C CCDs; or (iii) upon expiry of the tenure, whichever is earlier.

Each Series II-B CCD shall be converted into Class B Equity Shares such that KRPL holds Equity Shares with an interest in the Company, post conversion of Series II-B CCDs, which is equal to 100 minus the Lipalton Interest. Series II-B CCDs shall not carry any voting rights until conversion.



Kapstone Constructions 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)

(i) Movement in compulsorily convertible debenture

	As at March 31, 2025		As at March 31, 2024	
	Number of CCD's	Amount	Number of CCD's	Amount
<b>10.00% Series II-C CCD</b>				
Balance as at the beginning of the year	9,167,588	27,869	9,167,588	27,869
Add: CCD issued during the year	-	-	-	-
Balance as at the end of the year	9,167,588	27,869	9,167,588	27,869
<b>10.00% Series II-B CCD</b>				
Balance as at the beginning of the year	9,541,775	29,007	9,541,775	29,007
Add: CCD issued during the year	-	-	-	-
Balance as at the end of the year	9,541,775	29,007	9,541,775	29,007

(ii) Details of CCD holders holding more than 5% compulsorily convertible debenture in the Company

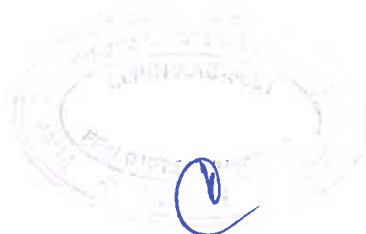
	Number of CCD's	% Holding
<b>10.00% Series II-C CCD</b>		
Lipalton Pte Ltd.		
As at March 31, 2025	9,167,588	100.00%
As at March 31, 2024	9,167,588	100.00%
<b>10.00% Series II-B CCD</b>		
Keystone Realtors Limited		
As at March 31, 2025	9,541,775	100.00%
As at March 31, 2024	9,541,775	100.00%

(iii) Holding of promoters are disclosed below:

Name of Promoters	Number of CCD's	% Total CCD's	% Changes during the year
<b>As at March 31, 2025</b>			
Keystone Realtors Limited	9,541,775	100.00%	-
<b>As at March 31, 2024</b>			
Keystone Realtors Limited	9,541,775	100.00%	-

Note 15(c) - Reserves and surplus

Particulars	As at March 31, 2025	As at March 31, 2024
Retained earnings	(61,276)	(54,852)
Securities premium account	18,801	18,801
Capital Reserve	504	504
<b>Total</b>	<b>(41,971)</b>	<b>(35,547)</b>





**Kapstone Constructions 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)

**(i) Retained earnings**

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	(54,852)	(36,170)
(Loss)/ Profit for the year	(2,142)	6,068
Other comprehensive income - remeasurements of post employment benefit plan	(26)	(22)
Interest on compulsorily convertible debentures (net of tax of INR 1,432 (March 31, 2024: INR 1,432))	(4,256)	(4,256)
Return of Investment in Toccatta Realtors Private Limited (Refer Note 47)	-	(20,472)
<b>Closing balance</b>	<b>(61,276)</b>	<b>(54,852)</b>

**(ii) Securities premium**

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	18,801	18,801
Add: Movement during the year	-	-
<b>Closing balance</b>	<b>18,801</b>	<b>18,801</b>

**(iii) Capital Reserve**

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	504	504
Movement during the year	-	-
<b>Closing balance</b>	<b>504</b>	<b>504</b>

**Nature and purpose of other reserves:**

**Securities premium**

Securities premium is recorded as the premium on issue of shares. This is utilised in accordance with the provision of the Companies Act, 2013.

**Capital Reserve**

Capital reserve is created out of profits or gains of a capital nature. The capital reserve is available for utilisation against capital purpose and are not available for distribution of dividend.



**Kapstone Constructions 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 16 - Non-current borrowings**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Secured</b>		
Term loans		
From banks [refer note 16 (a)]	2,431	-
<b>Total</b>	<b>2,431</b>	<b>-</b>

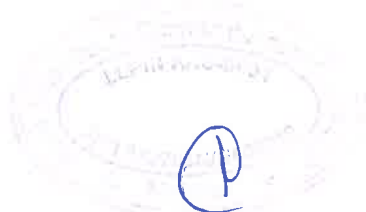
**Note 16 (a)- Nature of security and terms of repayment of secured borrowings**

Term loan from a bank amounting to Rs. 2431 [March 31, 2024: Nil ] is secured by first and exclusive charge by way of registered mortgage on:

- First exclusive charge by way of registered mortgage on development rights in the identified project located at Rustomjee Urbania, Thane comprising of La Familia (3 wings - A, B and C), La Vie (2 Wings - A & B) having total carpet area of 13,54,939 sq. ft. along with all rights / title/ interest in the project.
- First exclusive charge by way of hypothecation and escrow of receivables in La Familia (3 wings - A, B and C), La Vie (2 Wings A & B) having total carpet area of 13,54,939 sq. ft. and social housing buildings having total carpet area up to 3,98,721 sq. ft. located at Rustomjee Urbania, Thane and excluding landowner share of receivables of ~17% of the gross revenue.
- Shortfall Undertaking from Keystone Realtors Ltd. and Lipalton Pte Ltd on proportionate and several basis.
- First charge over Debt Service Reserve Account (DSRA) funded with amount equivalent to 3 months interest on outstanding funded facility in the form of lien marked fixed deposit.
- The loan carries floating interest rate linked to "3M T Bill" and is repayable over 5 years, subject to prepayments done through escrow mechanism, commencing from 39th month of first disbursement. The rate of interest on the loan is 3 month's T Bill plus 3.16% spread per annum, the effective rate is 9.50% as on 31st March 2025.

**Note 17 - Non-current provisions**

Particulars	As at March 31, 2025	As at March 31, 2024
Provision for employee benefits		
Gratuity (refer note 35)	50	47
<b>Total</b>	<b>50</b>	<b>47</b>



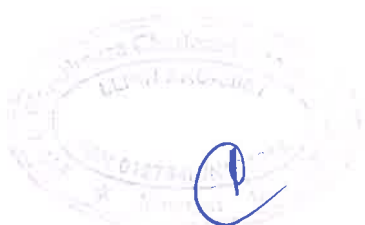
**Kapstone Constructions Private Limited**  
**Notes to the financial statements as at and for the year ended March 31, 2025**  
**(All amounts in INR lakhs, unless otherwise stated)**

**Note 18 - Current borrowings**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Secured</b>		
Term loans		
From banks [refer note 18 (a) (i) & (ii)]	11,435	9,617
Bank overdrafts repayable on demand [refer note 18 (a) (i)]	5,399	-
<b>Total</b>	<b>16,834</b>	<b>9,617</b>

**Note 18 (a)- Nature of security and terms of repayment of secured borrowings**

- (i) Term loan and overdraft from a bank amounting to Rs.6,809 [March 31, 2024: Rs.9,617 ] is secured by first and exclusive charge by way of registered mortgage on :
- a) First charge over 1 unsold unit of Project Acura admeasuring 1024 Sq. ft. of Sale area, 1 unsold units of Project Athena admeasuring 1358 Sq. ft. of Sale area, 4 unsold units of Project Azziano Wing A, B, D, I, J, K & L admeasuring 5,630 Sq. ft. of Sale area along with Azziano ABC & IJK Retail Units & Atelier Retail Units including land/development rights of land bearing survey no. i) Survey Nos. 49/1 admeasuring 1040 sq.mtrs , ii) Survey No. 49/2 admeasuring 569.19 sq.mtrs iii) Survey No. 49/3 admeasuring 210.61 sq.mtrs and excluding land bearing Survey No. 386/5/A admeasuring 4826.39 sq.mtrs held by the company with minimum security cover of 1.65x (except landowner's revenue share which is carved out).
- b) First charge on entire cash flows (receivables, both present & future) generated from the Project (except landowner's revenue share and future development) and same needs to be routed through designated account maintained with the bank.
- c) First charge over Interest Service Reserve Account (ISRA) funded with amount equivalent to 3 months interest on outstanding funded facility.
- d) Cost overrun, cash shortfall and completion undertaking from Keystone Realtors Limited and Lipalton Pte Limited on a proportionate and several basis to the extent of its shareholding in the Borrower.
- The loan carries floating interest rate linked to "MCLR" and is repayable over 5 years, subject to prepayments done through escrow mechanism, commencing from 18th month of first disbursement. The rate of interest on the loan is 3 month's MCLR plus 4.09% spread per annum, the effective rate is 10.18% as on March 31, 2025.
- (ii) Term loan and overdraft from a bank amounting to Rs. 10,025 [March 31, 2024: Nil ] is secured by first and exclusive charge by way of registered mortgage on:
- a) First exclusive charge by way of registered mortgage on development rights in the identified project located at Rustomjee Urbania, Thane comprising of La Familia (3 wings - A, B and C), La Vie (2 Wings - A & B) having total carpet area of 13,54,939 sq. ft. along with all rights / title/ interest in the project.
- b) First exclusive charge by way of hypothecation and escrow of receivables in La Familia (3 wings - A, B and C), La Vie (2 Wings A & B) having total carpet area of 13,54,939 sq. ft. and social housing buildings having total carpet area up to 3,98,721 sq. ft. located at Rustomjee Urbania, Thane and excluding landowner share of receivables of ~17% of the gross revenue.
- c) Shortfall Undertaking from Keystone Realtors Ltd. and Lipalton Pte Ltd on proportionate and several basis.
- d) First charge over Debt Service Reserve Account (DSRA) funded with amount equivalent to 3 months interest on outstanding funded facility in the form of lien marked fixed deposit.
- e) The loan carries floating interest rate linked to "3M T Bill" and is repayable over 5 years, subject to prepayments done through escrow mechanism, commencing from 39th month of first disbursement. The rate of interest on the loan is 3 month's T Bill plus 3.16% spread per annum, the effective rate is 9.50% as on March 31, 2025.



**Kapstone Constructions 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 19 - Trade payables**

Particulars	As at March 31, 2025	As at March 31, 2024
Trade payables		
Dues for payment to micro and small enterprises (refer note 42)	145	76
Dues for payment to others	29,777	24,653
Trade payables to related party (refer note 40)	154	183
<b>Total</b>	<b>30,076</b>	<b>24,912</b>

Undisputed trade payable ageing Schedules for the as at March 31, 2025 and as at March 31, 2024:

**Outstanding for the as at March 31, 2025 from the due date of payment**

Particulars	MSME	Others
Unbilled	-	25,911
Note Due	145	1,337
Less than 1 year	-	728
1-2 year	-	531
2- 3 years	-	331
More the 3 years	-	1,091
<b>Total</b>	<b>145</b>	<b>29,929</b>

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

Particulars	MSME	Others
Unbilled	-	21,643
Note Due	76	1,164
Less than 1 year	-	544
1-2 year	-	390
2- 3 years	-	152
More the 3 years	-	943
<b>Total</b>	<b>76</b>	<b>24,836</b>

Notes:

1) Trade payables include retention money of INR 2,197 (March 31, 2024: INR 1,683).

2) Company does not have any disputed trade payables to MSME and others.





**Kapstone Constructions 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 20 - Other current financial liabilities**

Particulars	As at March 31, 2025	As at March 31, 2024
Deposit and other charges payable to society	1,464	2,237
Interest accrued but not due on CCDs	7,348	4,978
Refundable towards cancelled units	263	272
Employee benefits payable	948	777
Security deposits towards leased premises	46	46
Other Payable to related party (refer note 40)	804	346
<b>Total</b>	<b>10,873</b>	<b>8,656</b>

**Note 21 - Current provisions**

Particulars	As at March 31, 2025	As at March 31, 2024
Provision for employee benefits (refer note 35 )		
Gratuity	138	72
Compensated absences	309	233
<b>Total</b>	<b>447</b>	<b>305</b>

**Note 22 - Other current liabilities**

Particulars	As at March 31, 2025	As at March 31, 2024
Advances from customers (Contract liabilities)	107,444	61,460
Statutory dues payables	974	719
Advance received from related party (refer note 40)	150	-
<b>Total</b>	<b>108,568</b>	<b>62,179</b>

A contract liability is the obligation to transfer goods or services to a customer for which the company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company 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.

Advance from customers expected to be settled greater than 1 year is INR 35,251 (March 31, 2024: INR 60,935)



**Kapstone Constructions 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 23 - Revenue from operations**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Revenue from projects	2,859	42,522
Other operating revenue		
Possession charges	20	545
Others (includes sale of scrap, etc.)	67	161
<b>Total</b>	<b>2,946</b>	<b>43,228</b>

**Note 24 - Other income**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest income from financial assets at amortised cost	*	*
Debentures of related party (refer note 40)		
Deposits with banks	50	181
Interest income from others	49	143
Rental income	100	121
Profit on sale of Investment Property	268	605
Fair valuation gain	-	396
Miscellaneous income	125	127
<b>Total</b>	<b>592</b>	<b>1,573</b>

**Note 25 - Construction costs**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cost of land, development rights and related expenses	11,171	12,191
Contractual labour and material expenses	11,652	14,031
Cost of material consumed (refer note 25(a))	14,396	8,974
Other site expenses	7,342	6,511
Other expenses allocated to projects:		
Finance costs (refer note 29)	1,751	1,240
Employee benefits expense (refer note 27)	3,614	2,560
Depreciation and amortisation expense (refer note 28)	45	66
Other expenses (refer note 30)	408	397
<b>Total</b>	<b>50,379</b>	<b>45,970</b>

**Note 25(a) - Cost of material consumed**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Raw material at beginning of the year	628	656
Add :- Purchases	14,599	8,946
Less:- Raw material at end of the year	(831)	(628)
<b>Total cost of material consumed</b>	<b>14,396</b>	<b>8,974</b>



**Kapstone Constructions Private Limited**  
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**Note 26 - Changes in inventories of completed saleable units and construction work-in-progress**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Inventories at the beginning of the year		
Completed saleable units	1,280	905
Construction work-in-progress	89,759	75,644
Total (a)	91,039	76,549
Inventories at the end of the year		
Completed saleable units	388	1,280
Construction work-in-progress	139,183	89,759
Total (b)	139,571	91,039
Total (a-b)	(48,532)	(14,490)

**Note 27 - Employee benefits expense**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Salaries and bonus	4,178	3,486
Contribution to provident and other funds	113	91
Gratuity (refer note 35)	35	27
Employee stock option expense (refer note 35)	458	224
Staff welfare expenses	201	188
	4,985	4,016
	(3,614)	(2,560)
Employee benefits expense allocated to construction costs	1,371	1,456
Total		

**Note 28 - Depreciation and amortisation expense**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on property, plant and equipment (refer note 3 (a))	45	66
Depreciation on investment properties (refer note 4)	8	12
Depreciation on Right-of-use assets (refer note 3 (b))	-	9
Amortisation of intangible assets (refer note 3 (c))	-	2
	53	89
	(45)	(66)
Depreciation and amortisation expense allocated to construction costs (refer note 25)	8	23
Total		

**Note 29 - Finance costs**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest and finance charges on financial liabilities at amortised cost		
Borrowings from banks	1,691	1,240
Interest on others	74	6
	1,765	1,246
	(1,751)	(1,240)
Finance costs allocated to construction costs (refer note 25)	14	6
Total		

**Note 30 - Other expenses**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Advertisement and publicity	1,796	1,795
Rates and taxes	199	241
Legal and professional fees	219	276
Outsourced manpower cost	339	381
Commission and brokerage	67	557
Sales promotion	128	90
IT expenses	467	352
Travel and conveyance	58	15
Communication expenses	32	21
Water and electricity charges	42	137
Repairs and maintenance -vehicles	14	25
Payment to auditors (refer note 30(a))	33	33
Corporate social responsibility expenditure (refer note 30(b))	52	151
Loss on Property, plant and equipment written off	24	-
Miscellaneous expenses	95	166
	3,565	4,240
	(408)	(397)
Other expenses allocated to construction costs (refer note 25)	3,157	3,843
Total		



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**Note 30(a) - Details of payment to auditors**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Details of payment to auditors:		
As auditors	31	31
In other capacity		
Certification fees	2	2
Re-imbursement of expenses	*	*
<b>Total</b>	<b>33</b>	<b>33</b>

**Note 30(b) - Corporate social responsibility expenditure**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Amount required to be spent as per section 135 of the Act	52	150
Amount spent during the year on:		
(i) Construction/acquisition of an asset	-	-
(ii) On purposes other than (i) above	28	77
<b>Particulars</b>	<b>Year ended March 31, 2025</b>	<b>Year ended March 31, 2024</b>
Amount required to be spent during the year (A)	52	150
Opening unspent (B)	124	51
Amount spent during the year (C)	49	77
Shortfall for the year#	24	73
Cumulative shortfall at the year end@ (A+B-C)	127	124

# Subsequent to the year end the company has transfer the shortfall to separate CSR unspent account within 30 days. Reason for shortfall - pertain to ongoing project

The amount spent on corporate social responsibility expenditure are for promoting education and general welfare.

@ Cumulative shortfall at the year end March 31, 2025 includes shortfall of previous years of INR 103.

\*Amount is below the rounding off norm adopted by the Company.



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**Note 31 - Taxation**

**(a) Income tax expense**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Current tax</b>		
Current tax on profits for the year	-	-
<b>Total current tax expense</b>	-	-
<b>Deferred tax</b>		
Increase in deferred tax assets	33	2,637
Increase in deferred tax liabilities	(750)	(712)
<b>Total deferred tax expense / (benefit)</b>	(717)	1,925
<b>Income tax expense</b>	<b>(717)</b>	<b>1,925</b>

**(b) Deferred tax assets (net)**

The balance comprises temporary differences attributable to:

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Deferred tax assets</b>		
Difference in carrying amount of property plant and equipment and intangible assets as per tax accounts and books	67	69
Disallowance under section 40(a)(i), (ia) of the Income Tax Act, 1961	509	494
Disallowance under section 94B of the Income Tax Act, 1961	356	-
Provision for employee benefits under section 43B of the Income Tax Act, 1961	140	97
Unabsorbed business loss	6,191	3,693
<b>Deferred tax liabilities</b>		
Impact of expenditure claimed for tax purposes in the current year but expenditure charged to the statement of profit and loss in subsequent years	(2,044)	(1,395)
Difference in tax base and book base of financial instruments measured at amortised cost	(137)	(34)
<b>Deferred tax assets (net)</b>	<b>5,082</b>	<b>2,924</b>

**Movement in deferred tax assets (net)**

Particulars	As at March 31, 2023	(Charged)/ credited to profit and loss	(Charged)/ credited to Equity	(Charged)/ credited to OCI	As at March 31, 2024
<b>Movement in deferred tax assets</b>					
Difference in carrying amount of property, plant and equipment and intangible assets as per tax accounts and books	75	(6)	-	-	69
Disallowance under section 40(a)(i), (ia) of the Income Tax Act, 1961	139	355	-	-	494
Disallowance under section 94B	329	(329)	-	-	-
Provision for employee benefits under section 43B of the Income Tax Act, 1961	69	20	-	8	97
Unabsorbed business loss	3,515	(1,254)	1,432	-	3,693
<b>Movement in deferred tax liabilities</b>					
Impact of expenditure claimed for tax purposes in the current year but expenditure charged to the statement of profit and loss in subsequent years	(679)	(716)	-	-	(1,395)
Difference in tax base and book base of financial instruments measured at amortised cost	(39)	5	-	-	(34)
<b>Total</b>	<b>3,409</b>	<b>(1,925)</b>	<b>1,432</b>	<b>8</b>	<b>2,924</b>





**Kapstone Constructions Private Limited**  
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**Movement in deferred tax assets (net)**

Particulars	As at March 31, 2024	(Charged)/ credited to profit and loss	(Charged)/ credited to Equity	(Charged)/ credited to OCI	As at March 31, 2025
<b>Movement in deferred tax assets</b>					
Difference in carrying amount of property, plant and equipment and intangible assets as per tax accounts and	69	(2)	-	-	67
Disallowance under section 40(a)(i), (ia) of the Income Tax Act, 1961	494	15	-	-	509
Disallowance under section 94B of the Income Tax Act, 1961	-	356	-	-	356
Provision for employee benefits under section 43B of the Income Tax Act, 1961	97	34	-	9	140
Unabsorbed business loss	3,693	1,066	1,432	-	6,191
<b>Movement in deferred tax liabilities</b>					
Impact of expenditure claimed for tax purposes in the current year but expenditure charged to the statement of profit and loss in subsequent years	(1,395)	(649)	-	-	(2,044)
Difference in tax base and book base of financial instruments measured at amortised cost	(34)	(103)	-	-	(137)
<b>Total</b>	<b>2,924</b>	<b>717</b>	<b>1,432</b>	<b>9</b>	<b>5,082</b>

**(c) Reconciliation of tax expense and accounting profit multiplied by statutory tax rates**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Profit/(Loss) before tax for the year</b>	<b>(2,859)</b>	<b>7,993</b>
Statutory tax rate applicable to the Company	25.17%	25.17%
<b>Tax expense at applicable tax rate</b>	<b>(720)</b>	<b>2,012</b>
Tax effect of amounts which are not deductible / (taxable) in calculating taxable income:		
Long term capital gain having differential tax rates	(4)	(8)
Fair valuation gain	-	(100)
Others	6	21
<b>Income tax expense</b>	<b>(717)</b>	<b>1,925</b>



**Note 32 - Fair value measurements**

**(i) Financial assets and liabilities - measured at amortised cost**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Financial assets - measured at amortised cost</b>		
Investment in debentures	208	208
Interest receivable on debentures of related party	-	-
Interest accrued on deposits with banks	5	13
Trade receivables	133	539
Cash and cash equivalents	2,786	4,089
Bank balances other than cash and cash equivalents	2,339	727
Receivable from land owners	-	14,052
Other financial assets	460	89
Other receivable	15	15
<b>Total financial assets</b>	<b>5,946</b>	<b>19,732</b>
<b>Financial liabilities - measured at amortised cost</b>		
Borrowings	19,265	9,617
Trade payables	30,076	24,912
Interest accrued but not due on CCDs	7,348	4,978
Deposit and other charges payable to society	1,464	2,237
Other payables	2,061	1,441
<b>Total financial liabilities</b>	<b>60,214</b>	<b>43,185</b>

**(ii) Fair value hierarchy**

This section explains the judgements 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.

The fair values of investment in debentures and borrowings with original maturity of more than 12 months are calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

**(iii) 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.

**(iv) 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
<b>Financial assets</b>				
Investment in debentures (including interest)	208	208	208	208
Security Deposits	460	460	89	89
<b>Total financial assets</b>	<b>668</b>	<b>668</b>	<b>297</b>	<b>297</b>
<b>Financial liabilities</b>				
Borrowings (including interest)	19,265	19,265	9,617	9,617
<b>Total financial liabilities</b>	<b>19,265</b>	<b>19,265</b>	<b>9,617</b>	<b>9,617</b>

For financial assets and liabilities the carrying amounts are equal to fair value as interest rate on financial assets and liabilities that are measured at fair value is at prevailing market rates.

The carrying amounts of Bank deposits with original maturity of more than 12 months, Interest receivable on intercorporate deposits to related party, Interest accrued on deposits with banks, Trade receivables, Cash and cash equivalents, Bank balances other than cash and cash equivalents, Current loans, Receivable from land owners, Other receivable, Trade payables, Lease liabilities, Deposit and other charges payable to society, Other payables are considered to be the same as their fair values.



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**Note 33 - 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 minimise potential adverse effects on its financial performance.

**(i) Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counter-party fails to meet its contractual obligations. The Company is exposed to credit risk from investment in debentures, loans, deposits with banks and financial institutions, as well as credit exposure to customers with deferred payment terms.

**Trade receivables**

Trade receivables are generally unsecured and are derived from revenue earned from customers. Credit risks related to receivables resulting from sale of inventories is managed by requiring customers to pay the dues before transfer of possession, therefore, substantially eliminating the Company's credit risk in this respect. In case of cancellation of sales agreement by the customer, the company shall be entitled to sell and transfer the premises to another customer, forfeit and appropriate into itself an amount equivalent to (a) 10% (ten percent) of the Sale Consideration and (b) the actual loss to occur on the resale of the premises to the new customer. Historical experience of collecting receivables of the company is supported by low level of past default and hence the credit risk is perceived to be low.

**Other financial assets**

The Company has assessed for its other financial assets namely investments, interest receivable, security deposits, receivable from land owners, bank balances other than cash and cash equivalents and other receivable as high quality, negligible credit risk. The Company periodically monitors the recoverability and credit risks of its financial assets. The Company evaluates 12 month expected credit losses for all the financial assets for which credit risk has not increased. In case credit risk has increased significantly, the Company considers lifetime expected credit losses for the purpose of impairment provisioning.

The Company's maximum exposure to credit risk as at March 31, 2025 and March 31, 2024 is the carrying value of each class of financial assets as disclosed in notes 7-8 and 12-16.

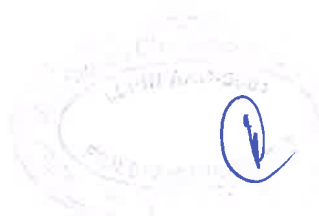
**(ii) Liquidity risk**

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 and by having access to funding through an adequate amount of committed credit lines. 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 four years	Total
<b>As at March 31, 2025</b>				
Borrowings (including interest)	9,402	11,339	2,516	23,257
Trade payables	28,854	1,221	-	30,075
Interest accrued but not due on CCDs	7,348	-	-	7,348
Deposit and other charges payable to society	-	1,464	-	1,464
Other payables	2,061	-	-	2,061
Undrawn bank facility	-	27,600	-	27,600
	<b>47,665</b>	<b>41,624</b>	<b>2,516</b>	<b>91,805</b>
<b>As at March 31, 2024</b>				
Borrowings (including interest)	4,373	6,762	-	11,135
Trade payables	24,610	302	-	24,912
Interest accrued but not due on CCDs	4,978	-	-	4,978
Deposit and other charges payable to society	2,237	-	-	2,237
Other payables	1,441	-	-	1,441
Undrawn bank facility	-	10,800	-	10,800
	<b>37,639</b>	<b>17,864</b>	<b>-</b>	<b>55,503</b>



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**(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 of two types of risk: interest rate risk and currency risk. Financial instruments affected by market risk include 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 is not materially exposed to any foreign exchange risk during the reporting periods.

Particulars	USD in lakhs	
	As at March 31, 2025	As at March 31, 2024
<b>Financial liabilities</b>		
Trade payables	6	-
<b>Net exposure to foreign currency risk (Liabilities)</b>	<b>6</b>	<b>-</b>

**Foreign currency sensitivity**

The following tables demonstrate the sensitivity to a reasonably possible change in USD exchange rates, with all other variables held constant. The impact on the Company's profit before tax is due to changes in the fair value of monetary assets and liabilities.

Particulars	INR in lakhs	
	Increase/(decrease) in profit before tax	
	Year ended March 31, 2025	Year ended March 31, 2024
Increase in foreign currency rate by 100 basis points	(5)	-
Decrease in foreign currency rate by 100 basis points	5	-

**(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's exposure to risk of changes in market rate is limited to borrowings which bear floating interest rate.

The Company manages 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 is as follows:

**(a) Interest rate exposure**

Particulars	As at March 31, 2025 As at March 31, 2024	
Variable rate borrowings	19,265	9,617
<b>Total</b>	<b>19,265</b>	<b>9,617</b>

**(b) Sensitivity**

Profit or loss is sensitive to higher / lower interest expense as a result of changes in interest rates. A 100 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 profit before tax	
	Year ended March 31, 2025	Year ended March 31, 2024
Increase in interest rate by 100 basis points	(193)	(96)
Decrease in interest rate by 100 basis points	193	96





**Kapstone Constructions Private Limited**  
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**Note 34 - Capital Management**

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

Particulars	As at March 31, 2025	As at March 31, 2024
Equity share capital	1,028	1,028
Other equity	14,905	21,329
<b>Total equity</b>	<b>15,933</b>	<b>22,357</b>
Borrowings (including interest accrued and lease liabilities)	19,265	9,617
<b>Total Debt</b>	<b>19,265</b>	<b>9,617</b>
<b>Debt to equity ratio</b>	<b>1.21</b>	<b>0.43</b>

**Note 35 - Employee benefit obligations**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Non-current</b>		
Gratuity	50	47
<b>Current</b>		
Compensated absences	309	233
Gratuity	138	72
<b>Total</b>	<b>497</b>	<b>352</b>

**(i) Leave obligations**

The leave obligations cover the Company's liability for casual, sick and earned leave are based on Actuarial valuation.

The amount of the provision of Rs. 309 (March 31, 2024 - Rs. 233) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months. The following amounts reflect leave that is not expected to be taken or paid within the next 12 months.

Particulars	As at March 31, 2025	As at March 31, 2024
Leave obligations not expected to be settled within next 12 months	239	171

**(ii) Defined contribution plans**

The Company has certain defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation. During the period, the Company has recognised 113 (March 31, 2024: 91) in the statement of profit and loss or construction work-in-progress.

**(iii) Post employment obligations**

**Gratuity**

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



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**Balance sheet amounts - gratuity**

The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the year are as follows:

	Present value of obligation	Fair value of plan assets	Net amount
<b>As at March 31, 2023</b>	<b>253</b>	<b>174</b>	<b>79</b>
Current service cost	21	-	21
Liability Transferred Out/Divestments	(11)	(11)	-
Interest income/(expense)	19	13	6
<b>Total amount recognised in profit and loss</b>	<b>29</b>	<b>2</b>	<b>27</b>
Remeasurements	-	-	-
Return on plan assets, excluding amount included in interest expense/(income)	-	1	(1)
(Gain)/loss from change in demographic assumptions	3	-	3
(Gain)/loss from change in financial assumptions	2	-	2
Experience (gains)/losses	26	-	26
<b>Total amount recognised in other comprehensive income</b>	<b>31</b>	<b>1</b>	<b>30</b>
Employer contributions	-	17	(17)
Benefit payments	(10)	(10)	-
<b>As at March 31, 2024</b>	<b>303</b>	<b>184</b>	<b>119</b>

	Present value of obligation	Fair value of plan assets	Net amount
<b>As at March 31, 2024</b>	<b>303</b>	<b>184</b>	<b>119</b>
Current service cost	26	-	26
Liability Transferred Out/Divestments	-	-	-
Interest income/(expense)	22	13	9
<b>Total amount recognised in profit and loss</b>	<b>48</b>	<b>13</b>	<b>35</b>
Remeasurements	-	-	-
Assets Transferred In/Acquisitions	-	11	(11)
(Gain)/loss from change in demographic assumptions	3	-	3
(Gain)/loss from change in financial assumptions	10	-	10
Experience (gains)/losses	33	-	33
<b>Total amount recognised in other comprehensive income</b>	<b>46</b>	<b>11</b>	<b>35</b>
Employer contributions	-	2	(2)
Benefit payments	(11)	(12)	1
<b>As at March 31, 2025</b>	<b>386</b>	<b>198</b>	<b>188</b>



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The net liability disclosed above relating to funded and unfunded plans is as below:

Particulars	As at March 31, 2025	As at March 31, 2024
Present value of funded obligations	386	303
Fair value of plan assets	198	184
<b>Deficit of funded plan</b>	<b>188</b>	<b>119</b>
Unfunded plans	-	-
<b>Deficit of gratuity plan</b>	<b>188</b>	<b>119</b>

**Significant estimates: actuarial assumptions**  
The significant actuarial assumptions were as follows:

Particulars	As at March 31, 2025	As at March 31, 2024
Discount rate	6.59%	7.17%
Employee turnover	15.34%	17.00%
Salary growth rate	10.00%	10.00%
	Indian Assured Lives	Indian Assured Lives
	Mortality	Mortality
	2012-14 (Urban)	2012-14 (Urban)
Mortality rate		

**Sensitivity analysis**

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions by 1% is as below:

Particulars	Impact on defined benefit obligation			
	Increase in assumptions		Decrease in assumptions	
	As at March 31, 2025	As at March 31, 2024	As at March 31, 2025	As at March 31, 2024
Discount rate	(17)	(12)	18	13
Salary growth rate	13	9	(12)	(9)
Employee turnover	(2)	(1)	2	1

The above sensitivity analysis is based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the balance sheet.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the prior period.

**The major categories of plan assets are as follows:**

The plan asset for the funded gratuity plan is administered by Life Insurance Corporation of India ('LIC') as per the investment pattern stipulated for Pension and Group Schemes fund by Insurance Regulatory and Development Authority regulations i.e. 100% of plan assets are invested in insurer managed fund. Quoted price of the same is not available in active market.

**Risk exposure**

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below :

**Interest rate risk:** A fall in the discount rate which is linked to the government securities rate will increase the present value of the liability requiring higher provision. A fall in the discount rate generally increases the mark to market value of the assets depending on the duration of asset.

**Salary risk:** The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

**Investment risk:** The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below this rate, it will create a plan deficit. Currently, for the plan in India, it has a relatively balanced mix of investments in government securities, and other debt instruments.

**Asset liability matching risk (ALM risk):** The plan faces the ALM risk as to the matching cash flow. Since the plan is invested in lines of Rule 101 of Income Tax Rules, 1962, this generally reduces ALM risk.

**Mortality risk:** Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

**Concentration risk:** Plan is having a concentration risk as all the assets are invested with the insurance company and a default will wipe out all the assets. Although probability of this is very low as insurance companies have to follow stringent regulatory guidelines which mitigate risk.

**Defined benefit liability and employer contributions**

Expected contributions to post-employment benefit plans for the Year ended March 31, 2025 is INR 70 ((March 31, 2024 - INR 30)

The weighted average duration of the defined benefit obligation is 10 years. The expected maturity analysis of undiscounted gratuity is as follows:

Projected benefits payable in future years from the date of reporting	As at March 31, 2025	As at March 31, 2024
1st following year	50	47
2nd following year	49	43
3rd following year	59	39
4th following year	59	46
5th following year	38	44
Sum of years 6 to 10	161	118
Sum of years 11 and above	136	93



**Kapstone Constructions Private Limited**  
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**(iv) Group Employee option plan**

The establishment of the Rustomjee Employee Stock Option Plan 2022 was approved by the Keystone Realtors Limited Shareholders on 11th May 2022. Under the plan, in respect to Tranche 1 participants are granted options which vest at 25% each year over the period of four years of service from the grant date, in respect to Tranche 2 participants are granted options which vest at 50% in year 1 and 25% each in year 2 and 3 over the period of three years of service from the grant date, in respect to Tranche 3 participants are granted options which vest at 50% each year over the period of two years of service from the grant date and in respect to Tranche 4 participants are granted options which vest at 100% over the period of one year of service from the grant date. Participation in the plan is at the Keystone Realtors Limited Board's discretion and no individual has a contractual right to participate in the plan or to receive any guaranteed benefits. Once vested, the options remain exercisable for a period of four years. When exercisable, each option is convertible into one equity share.

Set out below is a summary of options granted under the plan:

	31-Mar-25		31-Mar-24	
	Average exercise price per share option (INR in absolute)	Number of options	Average exercise price per share option (INR in absolute)	Number of options
Opening balance	480	299,650	480	216,100
Granted during the year	10	65,106	480	90,800
Exercised during the year	480	(2,013)	480	(50)
Forfeited during the year	480	(2,700)	480	(700)
Transfer in	480	1,100	-	-
Transfer out	480	(8,600)	480	(6,500)
Closing balance		352,543		299,650

Share options outstanding at the end of the year have the following expiry date and exercise prices:

Grant date	Vesting date	Exercise price (INR in absolute)	Share options as at March 31, 2025	Fair value of option (INR in absolute)
Grant -1 01-08-2022	01-Aug-23	480	50,409	190.63
Grant -1 01-08-2022	01-Aug-24	480	50,409	220.71
Grant -1 01-08-2022	01-Aug-25	480	50,409	247.17
Grant -1 01-08-2022	01-Aug-26	480	50,409	271.61
Grant -2 18-10-2023	18-Oct-24	480	42,900	243.74
Grant -2 18-10-2023	18-Oct-25	480	21,450	276.00
Grant -2 18-10-2023	18-Oct-26	480	21,450	303.65
Grant -3 01-08-2024	01-Aug-25	10	17,596	709.85
Grant -3 01-08-2024	01-Aug-26	10	17,596	710.40
Grant -4 19-09-2024	19-Sep-25	10	29,915	687.27

Stock options exercisable as at March 31, 2025 is 142,787 with Weighted average remaining contractual life of options outstanding at end of period is 3.95.





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**Fair value of options granted**

The fair value at grant date is independently determined using the Black-Scholes Model which takes into account the exercise price, the term of the option, the share price at grant date and expected price volatility of the underlying share, the expected dividend yield and the risk-free interest rate for the term of the option.

**Fair value of options granted**

The fair value at grant date is independently determined using the Black-Scholes Model which takes into account the exercise price, the term of the option, the share price at grant date and expected price volatility of the underlying share, the expected dividend yield and the risk-free interest rate for the term of the option.

The model inputs for options granted during the year ended March 31, 2024 includes:

**Grant -1**

- a) Vested options are exercisable for a period of four years after vesting.
- b) exercise price: INR 480 (in absolute)
- c) grant date: August 01, 2022
- d) share price at grant date: INR 499.34 (in absolute)
- e) expected price volatility of the company's shares: 43%
- f) Dividend yield: 0%
- g) risk-free interest rate: 6.95% to 7.27%

**Grant -2**

- a) Vested options are exercisable for a period of three years after vesting.
- b) exercise price: INR 480 (in absolute)
- c) grant date: October 18, 2023
- d) share price at grant date: INR 562.95 (in absolute)
- e) expected price volatility of the company's shares: 43%
- f) Dividend yield: 0%
- g) risk-free interest rate: 7.45% to 7.49%

**Grant -3**

- a) For one employee - Total vesting period shall be 2 years from the date of grant. Vesting pattern in 50% in Year 1 and 50% in Year 2.  
For Others - 100% options shall vest in Year 1.
- b) exercise price: INR 10 (in absolute)
- c) grant date: August 01, 2024
- d) share price at grant date: INR 717.97 (in absolute)
- e) expected price volatility of the company's shares: 38%
- f) Dividend yield: 0%
- g) risk-free interest rate: 6.79%

**Grant -4**

- a) Vested options are exercisable in a years after vesting.
- b) exercise price: INR 10 (in absolute)
- c) grant date: September 19, 2024
- d) share price at grant date: INR 695.43 (in absolute)e) expected price volatility of the company's shares: 38%
- f) Dividend yield: 0%
- g) risk-free interest rate: 6.94% to 6.95%

The expected price volatility is based on the historic volatility (based on the remaining life of the options), adjusted for any expected changes to future volatility due to publicly available information.



**Kapstone Constructions Private Limited**  
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**Note 36 - Segment Reporting**

The Board of directors (BOD) is the Company's chief operating decision-maker. Management has determined the operating segments based on the information reviewed by the BOD for the purposes of allocating resources and assessing performance. Presently, the Company is engaged in only one segment viz 'Real estate and allied activities' and there is no separate reportable segment as per Ind AS 108 'Operating Segments'.

Entity wide disclosure

- (a) Information about product and services - The Company operates in a single category viz Real estate and allied activities  
(b) Information in respect of geographical area - The Company has operations within India  
(c) Information about major customer - Non of the customer contribute to more than 10% of total revenue of the Company.

Non-current assets excluding financial assets, current income tax and deferred tax assets amounting to INR 8,829 (March 31, 2024: INR 851) are located entirely in India.

**Note 37 - Liability from financing activity**

Particulars	As at March 31, 2025	As at March 31, 2024
Borrowings (including interest accrued and lease liabilities)	19,265	9,617
<b>Net Debt</b>	<b>19,265</b>	<b>9,617</b>

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	9,617	13,184
Borrowings taken	13,589	-
Borrowings repaid	(3,525)	(3,532)
Lease liabilities net	-	(63)
Lease liabilities repaid	-	(8)
Interest expense	1,765	1,246
Interest paid	(2,181)	(1,210)
<b>Closing balance</b>	<b>19,265</b>	<b>9,617</b>

**Note 38 - Earnings per share**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>a. Basic earnings per share (Nominal value per equity share INR.10)</b>		
Class B Equity shares (INR)	(62.26)	17.64
Class C Equity shares (INR)	(62.26)	17.64
<b>b. Diluted earnings per share (Nominal value per equity share INR.10)</b>		
Class B Equity shares (INR)*	(62.26)	17.64
Class C Equity shares (INR)*	(62.26)	17.64

\* The effect of anti-dilutive potential equity shares are ignored in calculating Diluted earnings per share.



**Kapstone Constructions Private Limited**  
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**c. Reconciliations of earnings used in calculating earning per shares**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Basic earning per shares</b>		
(Loss)/ Profit for the year	(2,142)	6,068
Less : Interest on convertible debentures	(4,256)	(4,256)
(Loss)/ Profit attributable to the equity holders of the company used in calculating basic earning per shares	(6,398)	1,812
(Loss)/ Profit attributable to the class B equity shares	(3,263)	924
(Loss)/ Profit attributable to the class C equity shares	(3,135)	888
<b>Diluted earning per shares</b>		
(Loss)/ Profit attributable to the equity holders of the company used in calculating basic earning per shares	(6,398)	1,812
Add : Interest saving on convertible debentures	4,256	4,256
(Loss)/ Profit attributable to the equity holders of the company used in calculating diluted earning per shares	(2,142)	6,068
(Loss)/ Profit attributable to the class B equity shares	(1,092)	3,095
(Loss)/ Profit attributable to the class C equity shares	(1,050)	2,973

**d. Weighted average number of shares used as the denominator**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>For class B equity shares</b>		
Weighted average number of shares used as the denominator in calculating basic earning per shares of Class B equity shares	5,241,004	5,241,004
Compulsorily convertible debentures	9,541,775	9,541,775
Compulsorily convertible preference shares	-	-
Weighted average number of shares used as the denominator in calculating diluted earning per shares of Class B equity shares	14,782,779	14,782,779
<b>For class C equity shares</b>		
Weighted average number of shares used as the denominator in calculating basic earning per shares of Class C equity shares	5,035,464	5,035,464
Compulsorily convertible debentures	9,167,588	9,167,588
Compulsorily convertible preference shares	-	-
Weighted average number of shares used as the denominator in calculating diluted earning per shares of Class C equity shares	14,203,052	14,203,052

**Note 39 - Contingent liabilities**

Description	As at March 31, 2025	As at March 31, 2024
<b>Money for which the Company is contingently liable</b>		
Income tax matters	5,770	5,770
Indirect tax matters	594	736

Note :

1) It is not practicable for the Company to estimate the timing of cash outflows, if any, in respect of above matters pending resolution of the respective proceedings.

2) The Company has evaluated the impact of the recent Supreme Court Judgment in case of "Vivekananda Vidyamandir And Others Vs The Regional Provident Fund Commissioner (II) West Bengal" and the related circular (Circular No. C-1/1(33)2019/Vivekananda Vidya Mandir/284) dated March 20, 2019 issued by the Employees' Provident Fund Organisation in relation to non-exclusion of certain allowances from the definition of "basic wages" of the relevant employees for the purposes of determining contribution to provident fund under the Employees' Provident Funds & Miscellaneous Provisions Act, 1952. In the assessment of the management which is supported by legal advice, the aforesaid matter is not likely to have a significant impact and accordingly, no provision has been made in these Financial Statements. The Company will continue to monitor and evaluate its position based on future events and developments.

3) The Company has ongoing disputes with direct tax authorities relating to tax treatment of certain items. These mainly include timing difference of expenses claimed, tax treatment of certain items of income/expense, etc. in the tax computation.



**Kapstone Constructions Private Limited**  
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**Note 40 - Related party transactions**

**I Name of related parties and nature of relationship:**

**a) Jointly Controlled by :**

Keystone Realtors Limited  
Lipalton Pte 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. Percy Chowdhry - Managing director  
Mr. Boman Irani - Director  
Mr. Chandresh Mehta - Director  
Ms. Tan Boon Ping - Director (upto May 14, 2024)  
Mr. Abhijit Kukade - Director (w.e.f. May 14, 2024)  
Mr. Ho Kiam Kheong - Director  
Mr. Louis Lim Lu Yi - Director  
Mr. Anupam Verma - Chief executive officer  
Mr. Vikas Shrimal - Chief financial officer

**(ii) Subsidiary**

Toccat Realtors Private Limited (Upto June 15, 2023)

**(iii) Entity over which joint venturer (Keystone Realtors Limited) exercises control**

Crest Property Solutions Private Limited  
Rustomjee Realty Private Limited  
Credence Property Developers Private Limited  
Enticier Realtors Private Limited

**(iv) Post employment benefit plan**

Kapstone Constructions Private Limited Employees Group Gratuity Assurance Scheme

**II Transactions with related parties**

**a) Key management personnel compensation**

Particulars	Year ended March	Year ended March
	31, 2025	31, 2024
Short-term employee benefits*	575	515
<b>Total</b>	<b>575</b>	<b>515</b>

\*Compensation excludes provision for gratuity and compensated absences since these are based on actuarial valuation on an overall company basis.



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**Kapstone Constructions Private Limited**  
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**b) Transactions during the year**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Interest expense on compulsorily convertible debentures (refer note 15)</b>		
Keystone Realtors Limited	2,901	2,901
Lipalton Pte Limited	2,787	2,787
<b>Advances received for expenses reimbursement</b>		
Enticier Realtors Private Limited	150	-
<b>Advances to suppliers received back</b>		
Credence Property Developers Private Limited	(158)	(66)
<b>Outsourced Manpower Cost</b>		
Crest Property Solutions Private Limited	234	47
<b>Employee stock option expense</b>		
Keystone Realtors Limited	458	224
<b>Payment for post employment benefit plan</b>		
Kapstone Constructions Private Limited Employees Group Gratuity Assurance Scheme	2	17
<b>Reimbursement</b>		
Keystone Realtors Limited	-	161

**c) Outstanding balances**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Investment in debentures (refer note 9)</b>		
Rustomjee Realty Private Limited	208	208
<b>Interest receivable (refer note 13)</b>		
Rustomjee Realty Private Limited	*	*
<b>Interest payable (refer note 20)</b>		
Keystone Realtors Limited	2,611	2,611
Lipalton Pte Limited	4,737	2,367
<b>Advances to suppliers</b>		
Credence Property Developers Private Limited	988	1,146
<b>Trade payable (refer note 19)</b>		
Crest Property Solutions Private Limited	7	36
Keystone Realtors Limited	147	147
<b>Other equity (CCD) (refer note )</b>		
Keystone Realtors Limited	29,007	29,007
Lipalton Pte Limited	27,869	27,869
<b>Advances received for expenses reimbursement</b>		
Enticier Realtors Private Limited	150	-
<b>Other Receivable</b>		
Keystone Realtors Limited	15	15
<b>Other Payable</b>		
Keystone Realtors Limited	804	346

**d) Terms and conditions**

All outstanding balances are unsecured and are repayable in cash.

All transactions were made on normal commercial terms and conditions.

\*Amount is below the rounding off norm adopted by the Company



Kapstone Constructions Private Limited  
Notes to the financial statements as at and for the year ended March 31, 2025  
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Note 41 - Ratio analysis and its elements

Particulars	As at March 31, 2025		As at March 31, 2024		% change from March 31, 2025 to March 31, 2024
Current ratio	1.01		1.15		-13%
Debt-Equity ratio	1.21		0.43		181%
Debt Service Coverage ratio	(0.02)		0.77		-102%
Return on Equity ratio	(0.11)		0.19		-158%
Inventory turnover ratio	0.02		0.37		-96%
Trade receivables turnover ratio	8.74		77.13		-89%
Trade payables turnover ratio	1.57		2.03		-23%
Net capital turnover ratio	2.35		2.68		-13%
Net profit ratio	(0.73)		0.14		-618%
Return on Capital employed	(0.04)		0.32		-111%
Return on investment	(0.01)		0.07		-108%

Reasons for significant variance in above ratio

Particulars	As at March 31, 2025 to March 31, 2024	
	Numerator	Denominator
Debt-Equity ratio	Debt-equity ratio increased due to New Loan taken during the year	
Debt Service Coverage ratio	Variation in this ratio is on account of loss for the period and new borrowings during the year.	
Return on Equity ratio	Return on equity ratio has decreased on account of loss during the year in comparison of profit for previous year.	
Inventory turnover ratio	Variation in this ratio due to decrease in cost of goods sold and increase in closing inventory balance	
Trade receivables turnover ratio	Variation in this ratio due to decrease in Revenue from operations for the year	
Net profit ratio	Variation in this ratio is due to loss for the year	
Return on Capital employed	Variation in this ratio is due to decrease in profit before tax and interest cost for the year and increase in total capital deployed	
Return on investment	Variation in this ratio is due to decrease in profit before tax and interest cost for the year and also increase in total assets	

Elements of Ratio	Numerator	Denominator	As at March 31, 2025		As at March 31, 2024	
			Numerator	Denominator	Numerator	Denominator
Current Ratio	Current Assets	Current Liability	168,053	166,797	121,778	105,669
Debt-Equity Ratio	Debt (Borrowing)	Total Equity	19,265	15,934	9,617	22,357
Debt Service Coverage Ratio	Profit for the year + Finance cost + Depreciation	Borrowings+ Interest Accrued on Borrowing	(325)	19,265	7,403	9,617
Return on Equity Ratio	(Loss) / Profit for the year	Average Total Equity	(2,142)	19,145	6,068	31,698
Inventory turnover ratio	Cost of goods sold	Average Inventory	1,848	116,034	31,480	81,436
Trade Receivables turnover ratio	Revenue from operation	Average trade receivable	2,946	337	43,228	560
Trade payables turnover ratio	Total Purchase	Average trade payable	43,095	27,494	41,106	20,580
Net capital turnover ratio	Revenue from operation	Working capital = current assets-Current liabilities	2,946	1,256	43,228	16,109
Net profit ratio	Profit for the year	Revenue from operation	(2,142)	2,946	6,068	42,228
Return on Capital employed	Profit Before Tax + Finance cost	Tangible network + Total debt-Deferred tax assets (net)	(1,094)	30,116	9,239	29,051
Return on investment	Profit Before Tax + Finance cost	Total assets	(1,094)	185,211	9,239	128,073



**Kapstone Constructions Private Limited**  
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**Note 42 - Dues to micro and small enterprises**

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	As at March 31, 2025	As at March 31, 2024
a) Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	145	76
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	*	*

\*Amount is below the rounding off norm adopted by the Company.

**Note 43 - Assets pledged as security**

The carrying amount of assets pledged as security for current, non-current borrowings and other purposes are:

Description	As at March 31, 2025	As at March 31, 2024
Trade receivables	133	539
Other bank balances	756	548
Other financial assets	5	13
Inventories	100,007	3,367
Property, plant and equipment	24	28
Investment properties	273	461
<b>Total</b>	<b>101,198</b>	<b>4,956</b>

**Note 44 - Ind AS 115, Revenue from contracts with customers**

**Note 44.1 - Unsatisfied performance obligation**

The following table shows how much of the revenue recognised in the current reporting period relates 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	292	25,752

Reconciliation of revenue recognised with contract price:

	As at March 31, 2025	As at March 31, 2024
Contract price	2,946	43,228
Less : Discount	-	-
<b>Revenue from operations</b>	<b>2,946</b>	<b>43,228</b>

**Note 44.2 - 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.

	As at March 31, 2025		As at March 31, 2024	
	Timing of recognition		Timing of recognition	
Revenue from operations	At a point in time	Overtime	At a point in time	Overtime
Revenue from Projects	2,946	-	37,362	5,866



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**Note 45 - 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 has borrowings from banks and financial institutions on the basis of security of current assets. However, there are no requirements of filing quarterly returns or statements with bank as per the terms of relevant agreements.

**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.

**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 (refer note 1).

**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 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**

The borrowings obtained by the company from banks and financial institutions have been applied for the purposes for which such loans were taken.

**xiii) Title deed of immovable properties**

The title deeds of all the immovable properties (other than properties where the company is the lessee and the lease agreements are duly in favour of the lessee), as disclosed in note 5 to the financial statements, are held in the name of the company.

**Note 46**

Based on mutual agreement with the landowner, the receivable from landowner has been agreed as non-refundable deposits to be adjusted against the future identified projects based on achievement of the milestone, accordingly the amount has been classified as non-financial assets.

**Note 47**

During the year ended March 31, 2024, pursuant to National Company Law Tribunal approval to scheme of amalgamation between Tocatta realtors private limited ("tocatta") with Keystone realtors limited ("KRL"), the Company has accounted reduction in equity Investments as return of investments in the other equity at fair value of INR 20,472 lakhs and excess of fair value over carrying amount has been recognised in 'Other Income' in Statement of Profit and Loss.

**Note 48**

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 presented by the company as per the statutory requirement for record retention.





**Kapstone Constructions 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)**

These are the notes referred to in our report of even date.

**For Price Waterhouse Chartered Accountants LLP**  
Firm registration No. 012754N/N500016

**For and on behalf of the board of directors of**  
**Kapstone Constructions Private Limited**  
CIN: U45200MH2003PTC140091



**Kalpesh Bhandari**  
Partner  
Membership No.: 120036



**Boman Irani**  
Director  
Din : 00057453



**Percy Chowdhry**  
Director  
Din : 00057529



**Anupam Verma**  
Chief executive officer



**Vikas Shirmal**  
Chief Financial Officer



**Yojeshkumar Thakor**  
Company secretary

Mumbai  
Date : May 12, 2025

Mumbai  
Date : May 12, 2025