

## INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF  
KEYHEIGHTS REALTORS PRIVATE LIMITED

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of **Keyheights Realtors Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss (including other comprehensive income) for the year ended March 31, 2025, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as the "financial statements").

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

#### Basis for Opinion

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

#### Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in Board's Report including Annexures to Board's Report, but does not include the financial statements and our auditors' report thereon. The other information comprising the above documents is expected to be made available to us after the date of this auditors' report.

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

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

When we read the other information comprising the above documents, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions as per applicable laws and regulations.

*N L A & Associates, Chartered Accountants*  
A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015  
Contact No. + 91 9166748484, +91 8209659545  
[nlaandassociates@gmail.com](mailto:nlaandassociates@gmail.com)

### Key Audit Matters

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

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

### Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

### Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

*N L A & Associates, Chartered Accountants*  
*A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015*  
*Contact No. + 91 9166748484, +91 8209659545*  
*nlaandassociates@gmail.com*



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

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

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

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

#### **Report on Other Legal and Regulatory Requirements**

A. As required by Section 143(3) of the Act, based on our audit, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) the Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Loss, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of accounts.
- d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with relevant rules made thereunder.
- 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 adequacy of the internal financial controls with reference to Standalone Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses a unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Standalone Financial Statements.

*N L A & Associates, Chartered Accountants*  
*A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015*  
*Contact No. + 91 9166748484, +91 8209659545*  
*nlaandassociates@gmail.com*

- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: The Company has not paid any remuneration to its directors during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable to the Company.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with 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 does not have any pending litigations which would impact its financial positions;
  - ii. The Company did not have any long-term contracts including derivative contracts hence, the question of any material foreseeable losses does not arise;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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 entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;  
  
(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;  
  
(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
  - v. The Company has not declared or paid any dividend during the year and therefore compliance of Section 123 of the Act, is not applicable.
  - 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 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.

- B. 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.

**For N L A & Associates**  
Chartered Accountants  
Firm Registration No. 023199C

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**Lakhota** Date: 2025.05.12  
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**(Naman Lakhota)**  
Partner  
M. No. 435456

Place: Mumbai  
Date: May 12, 2025  
UDIN: 25435456BMIVRI9084

*N L A & Associates, Chartered Accountants  
A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015  
Contact No. + 91 9166748484, +91 8209659545  
nlaandassociates@gmail.com*



## ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph A (f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Keyheights Realtors Private Limited of even date)

Report on the Internal Financial Controls with reference to Standalone Financial Statements under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")

We have audited the internal financial controls with reference to Standalone Financial Statements of **Keyheights Realtors Private Limited** (the "Company") as of March 31, 2025 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

### Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls with reference to Standalone Financial Statements based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "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

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Standalone Financial Statements. 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 Standalone Financial Statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of internal financial controls with reference to Standalone 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.

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 with reference to Standalone Financial Statements.

### Meaning of Internal Financial Controls with reference to Standalone Financial Statements

A company's internal financial control with reference to Standalone 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 control with reference to Standalone Financial Statements includes those policies and procedures

*N L A & Associates, Chartered Accountants  
A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015  
Contact No. + 91 9166748484, +91 8209659545  
nlaandassociates@gmail.com*

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 Standalone Financial Statements**

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

#### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls 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 criteria for internal financial control with reference to Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

#### **For N L A & Associates**

Chartered Accountants

Firm Registration No. 023199C

Naman Lakhotia

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**(Naman Lakhotia)**

Partner

Membership No: 435456

Place: Mumbai

Date: May 12, 2025

UDIN: 25435456BMIVRI9084

*N L A & Associates, Chartered Accountants  
A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015  
Contact No. + 91 9166748484, +91 8209659545  
nlaandassociates@gmail.com*



## ANNEXURE 'B' TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in Paragraph B under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of KeyHeights Realtors Private Limited of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:
  - (a) (A) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.  
  
(B) According to the explanation and information given to us and the records of the company examined by us, the company does not have any intangible assets and accordingly, reporting under this clause is not applicable.
  - (b) The Property, Plant & Equipment 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 such verification is reasonable.
  - (c) According to the information and explanations given to us and the records of the Company examined by us, the Company does not own any immovable properties. Therefore, the provisions of clause 3(i) (c) of the order are not applicable to the Company
  - (d) The Company has not revalued its Property, Plant and Equipment during the year. Hence reporting under clause 3 (i) (d) of the Order is not applicable.
  - (e) As informed by the management, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended 2016) and rules made thereunder. Hence reporting under clause 3 (i) (e) is not applicable.
- ii.
  - (a) As per the information furnished, the Inventories have been physically verified by the management at the year-end, except some project expenses which has been shown as construction work-in-progress. In our opinion, having regard to the size, nature and location of inventory, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in aggregate for each class of inventory were noticed on such verification.
  - (b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from any banks or financial institutions. Hence, the provisions of this clause is not applicable.
- iii. The Company during the year has not made any investments in, provided any guarantee or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnership or any other parties and hence reporting under clause 3(iii) of the Order is not applicable.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, where applicable.
- v. The Company has not accepted any deposit or amounts which are deemed to be deposits within the meaning of the provisions of Section 73 to 76 or any other relevant provisions of the Companies Act, 2013 and rules framed there under. Hence, reporting under clause 3 (v) is not applicable.

*N L A & Associates, Chartered Accountants*  
*A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015*  
*Contact No. + 91 9166748484, +91 8209659545*  
*nlaandassociates@gmail.com*



- vi. As per information and explanation given to us by the management, the Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company. Hence reporting under clause 3(vi) of the order is not applicable.
- vii. According to the information and explanations given to us, in respect of statutory dues:
  - (a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues including Provident Fund, Goods and Services Tax (GST), Income Tax, Duty of Custom, Value added tax, Cess and other statutory dues applicable to it with the appropriate authorities as on 31<sup>st</sup> March 2025.
  - (b) According to the information and explanations given to us and based on the records of the company examined by us, there are no statutory dues referred to in sub-clause (a) which have not been deposited on account of any disputes.
- viii. According to the information and explanations given to us and records examined by us, there are no transactions that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. Hence, reporting under clause 3 (viii) is not applicable.
- ix. (a) According to the information and explanations given to us and records examined by us, the Company does not have any loans from any banks or financial institutions or government during the year. Hence, provision of clause 3(ix) (a) and (c) to (f) of the order are not applicable to the Company;
  - (b) According to the information and explanations given to us and records examined by us, the Company has not been declared willful defaulter by any bank or financial institution or other lender. Hence, reporting under clause 3 (ix) (b) is not applicable.
- x. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) is not applicable.
  - (b) According to the information and explanations given to us and based on our examination of the records of the Company, the company has issued optionally convertible debentures during the year and has complied with the requirements of Section 42 or Section 62 of the Companies Act, 2013 and the funds raised have been used for the purpose for which they were raised.
- xi. (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
  - (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year.
  - (c) As represented and based on our examination of records made available to us by the management, there are no whistle blower complaints received by the Company during the year. hence reporting under clause 3(xi)(c) is not applicable.
- xii. The Company is not a Nidhi company and hence reporting under clause 3(xii) r is not applicable.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013 where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act, 2013. Hence, reporting under clause 3(xiv) (a) and (b) is not applicable.

**N L A & Associates, Chartered Accountants**  
**A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015**  
**Contact No. + 91 9166748484, +91 8209659545**  
**nlaandassociates@gmail.com**

- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. Hence, reporting under clause 3(xv) is not applicable.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934 and hence reporting under clause 3(xvi)(a), (b) and (c) is not applicable.
- (b) In our opinion, there is no Core Investment Company within the Group and accordingly reporting under clause 3(xvi)(d) is not applicable.
- xvii. The Company has incurred cash losses amounting to INR 22.18 lacs during the financial year covered by our audit and cash losses amounting to INR 0.89 lacs during the immediately preceding financial year.
- xviii. Statutory auditors have not resigned during the year hence reporting under clause 3(xviii) is not applicable.
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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.
- xx. The provisions of Section 135 of the Act in respect of contribution towards Corporate Social Responsibility is not applicable on the during the year. Hence, reporting under clause 3(xx)(a) and (b) is not applicable.
- xxi. The reporting under clause (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 the report.

**For N L A & Associates**

Chartered Accountants

Firm Registration No. 023199C

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Naman Lakhotia  
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(Naman Lakhotia)

Partner

M. No. 435456

Place: Mumbai

Date: May 12, 2025

UDIN: 25435456BMIVRI9084

*N L A & Associates, Chartered Accountants*  
*A-11, Mahaveer Udyan Path, Bajaj Nagar, Jaipur-302015*  
*Contact No. + 91 9166748484, +91 8209659545*  
*nlaandassociates@gmail.com*



Keyheights Realtors 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	6.51	-
Financial assets			
i. Other financial assets	4	10.00	-
Income tax assets	5	0.39	-
Deferred tax assets (net)	20(c)	6.44	-
<b>Total non-current assets</b>		<b>23.34</b>	<b>-</b>
<b>Current assets</b>			
Inventories	6	8,356.66	1,795.25
Financial assets			
i. Cash and cash equivalents	7	638.79	39.54
ii. Bank balances other than (ii) above	8	18.53	-
ii. Other financial assets	9	0.33	-
Other current assets	10	937.41	38.80
<b>Total current assets</b>		<b>9,951.72</b>	<b>1,873.59</b>
<b>Total assets</b>		<b>9,975.06</b>	<b>1,873.59</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	11(a)	10.00	9.01
<b>Other equity</b>			
Reserves and surplus	11(b)	(19.14)	(3.24)
<b>Total equity</b>		<b>(9.14)</b>	<b>5.77</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Financial liabilities			
i. Borrowings	12	6,258.74	1,852.52
ii. Trade payables			
a) Total outstanding dues of micro and small enterprises		0.35	0.10
b) Total outstanding dues of creditors other than (ii) (a) above	13	2,942.97	3.01
Other current liabilities	14	782.14	12.19
<b>Total current liabilities</b>		<b>9,984.20</b>	<b>1,867.82</b>
<b>Total liabilities</b>		<b>9,984.20</b>	<b>1,867.82</b>
<b>Total equity and liabilities</b>		<b>9,975.06</b>	<b>1,873.59</b>

**Significant Accounting Policies**

Notes of accounts forming integral part of financial statement  
As per our attached report of even date

**For N L A & Associates**

Chartered Accountants

Firm Registration No.: 023199C

Naman  
Lakhotia

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Naman Lakhotia  
Date: 2025.05.12  
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Naman Lakhotia

Partner

Membership No.: 435456

Place :- Mumbai

Date :-

UDIN:-

12 MAY 2025

BA 25435456 BM IVR 9054

**For and on behalf of the Board of Directors**

**Keyheights Realtors Private Limited**

CIN: U70109MH2022PTC376413

DHARMESH  
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Dharmesh Shah

Director

DIN: 09231791

Yojeshkumar Thakor

Director

DIN: 05316442

Keyheights Realtors 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>Expenses</b>			
Construction costs	15	6,558.31	1,795.25
Changes in inventories of construction work- in-progress	16	(6,558.31)	(1,795.25)
Depreciation and amortisation expense	17	-	-
Finance costs	18	-	-
Other expenses	19	22.34	1.36
<b>Total expenses</b>		<b>22.34</b>	<b>1.36</b>
<b>(Loss) before tax</b>		<b>(22.34)</b>	<b>(1.36)</b>
Income tax expense			
- Current tax		-	-
- Deferred tax	20(a)	(6.44)	-
<b>Total tax expense</b>		<b>(6.44)</b>	<b>-</b>
<b>(Loss) for the year</b>		<b>(15.90)</b>	<b>(1.36)</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified to profit or loss			
Remeasurements of post-employment benefit obligations		-	-
Income tax relating to these item		-	-
<b>Other comprehensive (loss) for the year, net of tax</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive (loss) for the year</b>		<b>(15.90)</b>	<b>(1.36)</b>
Earning per share (EPS) (Basic and Diluted) (Nominal Value Rs 10)	28	(16.45)	(5.36)

**Significant Accounting Policies**

Notes of accounts forming integral part of financial statement

As per our attached report of even date

**For N L A & Associates**

Chartered Accountants

Firm Registration No.: 023199C

Naman  
Lakhotia

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Naman Lakhotia  
Date: 2025.05.12  
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Naman Lakhotia

Partner

Membership No.: 435456

Place :- Mumbai

Date :-

UDIN :-

17 MAY 2025

25435456BM/VK 19084

**For and on behalf of the Board of Directors**

Keyheights Realtors Private Limited

CIN: U70109MH2022PTC376413

DHARMESH  
INDUKUMA  
R SHAH

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DHARMESH  
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Dharmesh Shah

Director

DIN: 09231791

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Yojeshkumar Thakor

Director

DIN: 05316442



Keyheights Realtors 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) before tax	(22.34)	(1.36)
<b>Adjustments for:</b>		
Depreciation and amortization expenses	0.16	-
Finance costs	329.49	63.44
<b>Operating cash flow before working capital changes</b>	<b>307.31</b>	<b>62.08</b>
<b>Changes in assets and liabilities</b>		
Decrease / (Increase) in other current assets	(898.61)	(26.52)
(Increase) / decrease in other financial and non-financial assets	-	73.81
Decrease in trade payables	2,940.11	(1.76)
Decrease in other financial and non-financial liabilities	-	(0.01)
Decrease in other current liabilities	769.95	11.75
(Increase) in Inventory	(6,561.29)	(1,795.36)
<b>Cash (used) in operations</b>	<b>(3,442.53)</b>	<b>(1,676.01)</b>
Income taxes paid	(0.39)	-
<b>Net cash outflow from operating activities [A]</b>	<b>(3,442.92)</b>	<b>(1,676.01)</b>
<b>Cash flows from investing activities</b>		
Payments for property, plant and equipment	(6.68)	-
Net increase in bank balances other than cash and cash equivalents	475.00	-
Interest received	(0.33)	-
Bank deposits placed	(1,947.53)	-
Bank deposits matured	1,444.00	-
<b>Net cash outflow from investing activities [B]</b>	<b>(35.54)</b>	<b>-</b>
<b>Cash flows from financing activities</b>		
Proceeds from issues of shares	0.99	8.91
Proceeds from borrowings	6,009.01	2,313.29
Repayment of borrowings	(1,805.43)	(601.68)
Finance costs paid	(126.86)	(6.34)
<b>Net cash inflow from financing activities [C]</b>	<b>4,077.71</b>	<b>1,714.18</b>
<b>Net increase / (decrease) in cash and cash equivalents [A+B+C]</b>	<b>599.25</b>	<b>38.17</b>
Cash and cash equivalents at beginning of the year (see below)	39.54	1.37
<b>Cash and cash equivalent at end of the year (see below)</b>	<b>638.79</b>	<b>39.54</b>
<b>Reconciliation of cash and cash equivalents as per statement of cash flows</b>		
<b>Cash and cash equivalents comprise of :</b>		
Cash on hand (Refer Note 7)	0.02	0.00
Balances with banks (Refer Note 7)		
in current accounts	163.77	39.54
Deposits with original maturity of less than 3 months	475.00	-
	<b>638.79</b>	<b>39.54</b>

**Notes:**

**Liabilities from financing activities**

Particulars	As at March 31, 2025	As at March 31, 2024
Borrowings (including interest accrued)	6,258.74	1,852.52

  

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening Balance	1,852.52	83.82
Proceeds from borrowings	6,009.01	2,313.29
Repayment of borrowings	(1,805.43)	(601.68)
Interest expense recorded in profit and loss	329.49	63.44
Finance costs paid	(126.86)	(6.34)
<b>Closing Balance</b>	<b>6,258.73</b>	<b>1,852.52</b>

As per our attached report of even date

**For N L A & Associates**

Chartered Accountants

Firm Registration No.: 023199C

Naman  
Lakhotia

Naman Lakhotia

Partner

Membership No.: 435456

Place :- Mumbai

Date :-

UDIN :- 25435756 BMIVR19084

**For and on behalf of the Board of Directors**

**Keyheights Realtors Private Limited**

CIN: U70109MH2022PTC376413

DHARMESH  
INDUKUMAR  
SHAH

Dharmesh Shah

Director

DIN: 09231791

YOJESHKUMAR  
DOLATSINH  
THAKOR

Yojeshkumar Thakor

Director

DIN: 05316442

Keyheights Realtors 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 April 01, 2023	0.10
Changes in equity share capital	8.91
As at March 31, 2024	9.01
Changes in equity share capital	0.99
As at March 31, 2025	10.00

**B. Other equity**

Particulars	Reserve & Surplus	Total other equity
	Retained earnings	
As at April 01, 2023	(1.88)	(1.88)
(Loss) for the year	(1.36)	(1.36)
Total comprehensive income for the year	(1.36)	(1.36)
As at March 31, 2024	(3.24)	(3.24)
(Loss) for the year	(15.90)	(15.90)
Total comprehensive income for the year	(15.90)	(15.90)
As at March 31, 2025	(19.14)	(19.14)

As per our attached report of even date

**For N L A & Associates**

Chartered Accountants

Firm Registration No.: 023199C

Naman

Lakhotia

Naman Lakhotia

Partner

Membership No.: 435456

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Naman Lakhotia  
Date: 2025.05.12  
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Place :- Mumbai

Date :-

UDIN :-

192 MAY 2025  
25235456 BMIVR19084

**For and on behalf of the Board of Directors**

Keyheights Realtors Private Limited

CIN: U70109MH2022PTC376413

DHARMESH Digitally signed by  
INDUKUMA DHARMESH  
R SHAH Date: 2025.05.12  
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Dharmesh Shah

Director

DIN: 09231791

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DOLATSINH THAKOR  
THAKOR Date: 2025.05.13 18:55:45  
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Yojeshkumar Thakor

Director

DIN: 05316442



**Keyheights Realtors 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**

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

The Company is incorporated since February 09, 2022 and is engaged primarily in the business of real estate constructions, development and other related activities in Mumbai.

**Note 1: Material Accounting Policies**

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

**(a) 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] 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;

**(iii) Current - non current classification**

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

**(b) Segment reporting**

**(i) Subsidiaries**

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. Refer Note 26 for segment information.

**(c) Revenue recognition**

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

**Income from Property development and other services**

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

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

When it is not possible to reasonably measure the outcome of a performance obligation and the 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.

**Keyheights Realtors 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) 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 reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax assets to be recovered.

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

Deferred tax liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, joint ventures and associates where the company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

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.

Minimum Alternate Tax ("MAT") credit entitlement is recognized as deferred tax asset if it is probable that MAT credit will reverse in foreseeable future and taxable profit will be available against which such deferred tax can be utilised.

**(e) 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 on call with financial institutions, other short-term highly liquid investments with original maturities of less than three months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdraft. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

**(f) Trade receivables**

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. 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.



## Keyheights Realtors Private Limited

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

(All amounts in INR lakhs, unless otherwise stated)

### (g) Inventories

Inventories are valued as under:

(i) Inventory of completed saleable units

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

(ii) Construction work-in-progress

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

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

iii) Construction materials

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

### (h) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

#### Financial assets:

##### Classification

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

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

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

#### Initial recognition and measurement

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Companies commits to purchase or sale the financial asset. Financial assets are recognised initially at fair value plus, 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.

#### Subsequent measurement

After initial recognition, financial assets are measured at:

- fair value (either through other comprehensive income or through profit or loss), or
- amortised cost

#### 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.

#### 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.

## Keyheights Realtors 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)

### 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 24 details how the Company determines whether there has been a significant increase in credit risk.

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

### 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 amortised cost 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.

### 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.



**Keyheights Realtors 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)

**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.

**(i) Property, plant and equipment**

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

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

**Depreciation methods, estimated useful lives and residual value**

Depreciation is calculated using the written down value method (except for office improvements which are being depreciated on straight line method), to allocate their cost, net of residual values, over the estimated useful lives of the assets. The estimated useful lives is based on technical evaluation done by the management's expert which is in accordance with the Schedule II to the Companies Act, 2013, except in case of plant and machinery, 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:

Asset	Useful Life
Plant and machinery	6 years
Office equipment	5 years
Office improvements	5 years
Furniture and fixtures	10 years
Computers	3 years
Vehicles	8 years

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

**(j) 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.

**(k) Borrowings**

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

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

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

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

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



**Keyheights Realtors 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)**

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

**(l) Borrowing cost**

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

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

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

**(m) Provisions and contingent liabilities**

**Provisions**

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

**(n) 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.

**(o) Earnings per share**

**(i) Basic earnings per share**

Basic earnings per share is calculated by dividing:

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

**(ii) Diluted earnings per share**

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

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

**Keyheights Realtors 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 1A: 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.

- Estimation of defined benefit obligation.
- Recognition of deferred tax assets for carried forward tax losses

The recognition of deferred tax assets is based upon whether it is probable that sufficient and suitable taxable profits will be available in the future against which the reversal of temporary differences can be deducted. To determine the future taxable profits, reference is made to the approved budgets of the Company. The amounts recognised in the financial statements in respect of each matter are derived from the Company's best estimation and judgment as described above (Refer note 20).

**• Estimation of useful life of investment properties and property, plant and equipment**

Investment properties and property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology. Refer note 3.

**• Estimated fair value of financial instruments**

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Management uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period. Refer note 23.

Keyheights Realtors 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 - Property, plant and equipment**

Particulars	Furniture and fixtures	Office equipment	Total
<b>Net carrying amount</b>	-	-	-
<b>Year ended March 31, 2025</b>			
<b>Gross carrying amount</b>			
Opening gross carrying amount	-	-	-
Additions	6.19	0.48	6.67
Disposals	-	-	-
<b>Closing gross carrying amount</b>	<b>6.19</b>	<b>0.48</b>	<b>6.67</b>
<b>Accumulated depreciation</b>			
Opening accumulated depreciation	-	-	-
Depreciation charge during the period	0.13	0.03	0.16
Disposals	-	-	-
<b>Closing accumulated depreciation</b>	<b>0.13</b>	<b>0.03</b>	<b>0.16</b>
<b>Net carrying amount</b>	<b>6.05</b>	<b>0.45</b>	<b>6.51</b>



Keyheights Realtors 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 - Other non-current financial assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Long-term deposits with banks - deposits with maturities of more than 12 months	10.00	-
<b>Total</b>	<b>10.00</b>	<b>-</b>

**Note 5 - Income tax assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Advance tax including tax deducted at source	0.39	-
<b>Total</b>	<b>0.39</b>	<b>-</b>

**Note 6 - Inventories**

Particulars	As at March 31, 2025	As at March 31, 2024
Construction materials	3.10	-
Construction work-in-progress	8,353.56	1,795.25
<b>Total</b>	<b>8,356.66</b>	<b>1,795.25</b>

The amount of inventory expected to be realised greater than 1 year is INR 8,353.56 (March 31, 2024: INR 1,795.25)

**Note 7 - Cash and cash equivalents**

Particulars	As at March 31, 2025	As at March 31, 2024
Balances with banks		
In current accounts	163.77	39.54
Cash on hand	0.02	0.00
Deposits with original maturity of less than 3 months	475.00	-
<b>Total</b>	<b>638.79</b>	<b>39.54</b>

**Note 8 - Bank balances other than cash and cash equivalents**

Particulars	As at March 31, 2025	As at March 31, 2024
Balances with banks		
Deposits with banks held as margin money against guarantees	18.53	-
<b>Total</b>	<b>18.53</b>	<b>-</b>

#Note: Balances with banks in current (including escrow accounts) represents amounts in the designated separate bank accounts.

**Note 9 - Other current financial assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Interest accrued on deposits with banks	0.33	-
<b>Total</b>	<b>0.33</b>	<b>-</b>

**Note 10 - Other current assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Advances to vendors	937.19	38.80
Prepayments (Includes contract cost INR: 0, March 31, 2024 INR: 0)	0.22	-
<b>Total</b>	<b>937.41</b>	<b>38.80</b>

Keyheights Realtors 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 11 - Share capital and other equity**

**11(a) - Equity share capital**

**(i) Authorised share capital**

Particulars	As at March 31, 2025	As at March 31, 2024
150,000 [March 31, 2024: 150,000] equity shares of INR 10 each	15.00	15.00
1,000,000 [March 31, 2024: 1,000,000] Optionally Convertible Redeemable Preference shares of INR 10 each	100.00	100.00
<b>As at March 31, 2025</b>	<b>115.00</b>	<b>115.00</b>

**(ii) Subscribed, issued and paid-up share capital**

Particulars	Number of shares	Amount
As at April 01, 2023	1,000	0.10
Increase during the year	89,100	8.91
<b>As at March 31, 2024</b>	<b>90,100</b>	<b>9.01</b>
Increase during the year	9,900	0.99
<b>As at March 31, 2025</b>	<b>1,00,000</b>	<b>10.00</b>

**(iii) Movements in equity share capital**

Particulars	Number of shares	Amount
As at April 01, 2023	1,000	0.10
Issued during the year	89,100	8.91
<b>As at March 31, 2024</b>	<b>90,100</b>	<b>9.01</b>
Increase during the year	9,900	0.99
<b>As at March 31, 2025</b>	<b>1,00,000</b>	<b>10.00</b>

**Rights, preferences and restrictions attached to equity shares.**

The Company has single class of equity shares having a par value of Rs.10 each. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity share holders are eligible to receive remaining assets of the Company after distribution of all preferential amounts, in proportion to their share holdings.

**(iv) Shares of the company held by holding company**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Equity Shares</b>		
90,100 [March 31, 2024: 90,100] equity shares held by Keystone Realtors Limited.	9.01	9.01

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

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% Holding	Number of shares	% Holding
<b>Equity Shares</b>				
Keystone Realtors Limited	90,098	90.10%	90,098	100.00%
MT K Kapital Trust	9,900	9.90%	-	0.00%

**(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	90,098	90.10%	0.00%
<b>As at March 31, 2024</b>			
Keystone Realtors Limited	90,098	100.00%	0.00%

**11(b) - Reserves and surplus**

Particulars	As at March 31, 2025	As at March 31, 2024
Retained earnings	(19.14)	(3.24)
<b>Total</b>	<b>(19.14)</b>	<b>(3.24)</b>

**(i) Retained earnings**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening balance	(3.24)	(1.88)
(Loss) for the year	(15.90)	(1.36)
<b>Closing balance</b>	<b>(19.14)</b>	<b>(3.24)</b>

**Keyheights Realtors 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 - Current borrowings**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Unsecured</b>		
Loans from		
- Holding Company (Refer Note 21)	-	1,795.43
<b>Interest</b>		
Interest accrued and not due on borrowings	-	57.09
<b>Debentures</b>		
59,000 [March 31, 2024: Nil] Redeemable Optionally Convertible Debentures of INR 10,000 each	6,159.73	-
<b>Preference shares</b>		
990,100 [March 31, 2024: Nil] Optionally Convertible Redeemable Preference Shares of INR 10 each	99.01	-
<b>Total</b>	<b>6,258.74</b>	<b>1,852.52</b>

**Nature of security and terms of repayment of borrowings:**

**Unsecured loan from related parties and others**

**(a) Redeemable debentures**

1. Debenture holder shall receive 12% p.a. coupon payable on availability of project surplus in accordance with the agreed order of priority and accruing on quarterly basis and computed on the basis of 365 (three hundred sixty five) day's year or where the year is a leap year, a 366 (three hundred sixty six) day's year and the actual number of days elapsed on the outstanding principal and payable.

2. Debentures are redeemable on redemption date as determined by the board of directors of issuer and redemption amount shall be outstanding principal along with the redemption premium which shall result 22% IRR (inclusive of coupon of 12% p.a.) on invested amount which shall be paid subject to availability of project surplus funds.

3. Tenure of debentures is 4 years from the date of allotment of first Tranche, which shall further be extended by a period of 6 (six) months as may be mutually agreed.

4. The holders of debentures shall have option to convert debentures into equity shares in the ratio of 1:1, any time till final settlement date, after occurrence of the event of default in accordance with debenture trust deed.

**(b) Optionally convertible redeemable preference shares (OCRPS)**

1. Preference shareholders shall receive along with debenture holders 55.55% project surplus after payment of coupon and redemption premium and project management fees subject to availability of project surplus.

2. Tenure of OCRPS is 54 months from the date of allotment of first Tranche.

3. During the tenure of OCRPS and only upon occurrence of the event of default, the Investor will have a right to convert, OCRPS into common equity shares such that each OCRPS held by the Investor will convert into one equity share of the Company.

**(c) Loan from related parties and others carries interest @ 12% p.a. and is repayable on demand.**

**Note 13 - Trade payables**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Trade payables</b>		
Dues of micro, small and medium enterprises	0.35	0.10
Dues of creditors other than micro, small and medium enterprises	2,942.97	3.11
<b>Total</b>	<b>2,943.32</b>	<b>3.21</b>



**Keyheights Realtors 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)

Trade payable ageing schedules for the year ended March 31, 2025 and year ended March 31, 2024:

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

Particulars	MSME	Others
Unbilled	0.35	2,936.41
Not due	-	-
Less than 1 year	-	6.55
1-2 year	-	-
2- 3 years	-	-
More the 3 years	-	-
<b>Total</b>	<b>0.35</b>	<b>2,942.97</b>

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

Particulars	MSME	Others
Unbilled	0.10	1.22
Not due	-	-
Less than 1 year	-	1.89
1-2 year	-	-
2- 3 years	-	-
More the 3 years	-	-
<b>Total</b>	<b>0.10</b>	<b>3.11</b>

**Note:** There are no disputed trade payables to MSME and others

**Note 14 - Other current liabilities**

Particulars	As at March 31, 2025	As at March 31, 2024
Advances from customers	781.29	-
Statutory dues	0.86	12.19
<b>Total</b>	<b>782.14</b>	<b>12.19</b>

Keyheights Realtors 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 - Construction Costs**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cost of land, development rights and related expenses	4,274.30	648.11
Labour and material contractual expenses	0.02	1.82
Cost of material consumed (Refer note 15(a))	0.05	-
Approval cost (FSI and Premium related expenses)	1,772.64	856.06
Site expenses	0.57	0.02
Rates and taxes	-	9.22
Electricity charges	0.58	-
Security charges	0.98	-
Technical and consultancy fees	179.52	216.58
<b>Allocated expenses to the project</b>		
Depreciation and amortisation expenses	0.16	-
Finance costs	329.49	63.44
<b>Total</b>	<b>6,558.31</b>	<b>1,795.25</b>

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Note 15(a) Cost of material consumed</b>		
Raw material at beginning of the year	-	-
Add :- Purchases	3.15	-
Less:- Raw material at end of the year	3.10	-
<b>Total cost of material consumed</b>	<b>0.05</b>	<b>-</b>

**Note 16 - Changes in inventories of constructions work in progress**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Inventories at the beginning of the year</b>		
Construction work in progress	1,795.25	-
	<b>1,795.25</b>	<b>-</b>
<b>Inventories at the end of the year</b>		
Construction work in progress	8,353.56	1,795.25
	<b>8,353.56</b>	<b>1,795.25</b>
<b>Total</b>	<b>(6,558.31)</b>	<b>(1,795.25)</b>

**Note 17 - Depreciation and amortisation expense**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on tangible assets	0.16	-
Less: Allocated to construction cost	(0.16)	-
<b>Total</b>	<b>-</b>	<b>-</b>

**Note 18 - Finance costs**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Interest</b>		
Borrowings from holding company (refer note 21)	69.77	63.44
Borrowings from others	259.73	-
Less: Allocated to construction cost	(329.49)	(63.44)
<b>Total</b>	<b>-</b>	<b>-</b>



**Keyheights Realtors 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 - Other expenses**

<b>Particulars</b>	<b>Year ended March 31, 2025</b>	<b>Year ended March 31, 2024</b>
Advertisement and publicity	14.80	-
Legal and professional charges	4.87	0.33
Printing and stationery	0.08	0.00
Net foreign exchange differences	0.59	0.47
Membership and subscriptions	0.06	-
Telephone and communication expenses	0.00	-
Travelling and conveyance	0.04	0.01
Rates and taxes	0.43	0.19
Bank charges	1.18	0.11
Payment to Auditors - Statutory Audit Fees (refer note 19(a))	0.12	0.10
Miscellaneous expenses	0.17	0.15
<b>Total</b>	<b>22.34</b>	<b>1.36</b>

**Note 19(a) - Details of payment to auditors**

<b>Particulars</b>	<b>Year ended March 31, 2025</b>	<b>Year ended March 31, 2024</b>
Details of payment to auditors		
As auditors		
Audit fees	0.12	0.10
In other capacity		
Certification fees	-	-
Re-imbursement of expenses	-	-
<b>Total</b>	<b>0.12</b>	<b>0.10</b>

Keyheights Realtors 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 - Taxation**

*20(a) - Income tax expense*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<i>Current tax</i>		
Current tax on profits for the year	-	-
<b>Total current tax expense</b>	-	-
<i>Deferred tax</i>		
Decrease/(increase) in deferred tax assets	(6.44)	-
<b>Total deferred tax expense/(benefit)</b>	<b>(6.44)</b>	-
<b>Income tax credit</b>	<b>(6.44)</b>	-

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

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>(Loss) for the year</b>	<b>(22.34)</b>	<b>(1.36)</b>
Statutory tax rate applicable	25.17%	26.00%
<b>Tax expense at applicable tax rate</b>	<b>(5.62)</b>	<b>(0.35)</b>
DTA not recognised due to unavailability of sufficient taxable profits	-	0.35
DTA recognised on previous year losses	(0.82)	-
Interest on delay payment of TDS	-	-
Others	-	-
<b>Income tax expense</b>	<b>(6.44)</b>	-

*20(c) - Deferred tax assets*

The balance comprises temporary differences attributable to:

Particulars	As at March 31, 2025	As at March 31, 2024
Depreciation	(0.08)	-
Disallowance u/s 40(a)(ia)	0.03	-
Carry forward business losses	6.49	-
<b>Total deferred tax assets</b>	<b>6.44</b>	-

*20(d) - Movement in deferred tax assets*

Particulars	As at April 01, 2023	(Charged)/ Credited to profit and loss	(Charged)/ Credited to OCI	(Charged)/ Credited to OCI	As at March 31, 2024
Carry forward business losses	-	-	-	-	-
Disallowance u/s 40(a)(ia)	-	-	-	-	-
Depreciation	-	-	-	-	-
<b>Total deferred tax assets</b>	-	-	-	-	-

Particulars	As at April 01, 2024	(Charged)/ Credited to profit and loss	(Charged)/ Credited to OCI	(Charged)/ Credited to OCI	As at March 31, 2025
Carry forward business losses	-	6.49	-	-	6.49
Disallowance u/s 40(a)(ia)	-	0.03	-	-	0.03
Depreciation	-	(0.08)	-	-	(0.08)
<b>Total deferred tax assets</b>	-	<b>6.44</b>	-	-	<b>6.44</b>

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

Expiry date	As at March 31, 2025	As at March 31, 2024
Expiry within 5 years	-	-
Expiry within 6-8 years	25.78	3.24
Unlimited	-	-
<b>Total</b>	<b>25.78</b>	<b>3.24</b>

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

**Note 21 - Related party transactions**

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

- A) **Where control exists**  
Holding company: Keystone Realtors Limited
- B) **Other related parties with whom transactions have taken place during the year and closing balances existed at the year end**
- (i) Key Management Personnel  
Boman R. Irani  
Percy S. Chawdhary  
Chandresh D. Mehta  
Dharmesh Shah  
Yojeshkumar Thakor

**II Transactions with related parties**

**A) Transactions during the year**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Loans taken</b>		
Keystone Realtors Limited	-	1,786.40
<b>Loans repaid</b>		
Keystone Realtors Limited	1,795.43	74.79
<b>Interest expenses</b>		
Keystone Realtors Limited	73.71	63.44
<b>Cost of land, development rights and related expenses</b>		
Boman R. Irani	274.06	8.72
Percy S. Chawdhary	274.06	8.72
Chandresh D. Mehta	274.06	8.72

B) Outstanding balances	As at March 31, 2025	As at March 31, 2024
<b>Unsecured loans payable</b>		
Keystone Realtors Limited	-	1,795.43
<b>Interest payable</b>		
Keystone Realtors Limited	-	57.09
<b>Trade payable</b>		
Boman R. Irani	209.59	-
Percy S. Chawdhary	209.59	-
Chandresh D. Mehta	209.59	-

**C) Terms and conditions**

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



**Keyheights Realtors 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 22 - Ratios Analysis and its elements**

Particulars	As at March 31, 2025	As at March 31, 2024	% change from March 31, 2024 to March 31, 2025	Reasons for significant variance in above ratio
Current Ratio	1.00	1.00	-0.63%	
Debt-Equity Ratio	(684.70)	321.04	-313.27%	Increase is mainly on account of increase in borrowings.
Debt Service Coverage Ratio	(0.00)	(0.00)	245.70%	Movement is on account of increase in interest cost during the year.
Return on Equity Ratio	9.44	(0.68)	-1483.27%	Decrease on returns on equity is due to current year loss
Trade payables turnover ratio	4.23	432.44	-99.02%	Increase in trade payable turnover ratios mainly on account of increase in trade payables during the year.
Return on Capital employed	0.05	0.03	60.39%	Mainly on account of current year loss

**Elements of Ratio**

Ratios	Numerator	Denominator	As at March 31, 2025		As at March 31, 2024	
			Numerator	Denominator	Numerator	Denominator
Current ratio	Current Assets	Current Liability	9,951.72	9,984.20	1,873.59	1,867.82
Debt-Equity ratio	Debt (Borrowing)	Total Equity	6,258.74	(9.14)	1,852.52	5.77
Debt Service Coverage ratio	Profit/ (Loss) for the year - Finance cost - Depreciation	Borrowings+ Interest accrued on borrowing	(15.90)	6,258.74	(1.36)	1,852.52
Return on Equity ratio	Profit/ (Loss) for the year	Average total equity	(15.90)	(1.69)	(1.36)	2.00
Inventory turnover ratio	Cost of goods sold	Average Inventory	-	5,075.96	-	897.62
Trade Receivables turnover ratio	Revenue from operation	Average trade receivable	-	-	-	-
Trade payables turnover ratio	Total purchase	Average trade payable	6,226.48	1,472.99	1,723.00	3.98
Net capital turnover ratio	Revenue from operation	Average working capital = current assets- Current liabilities	-	(13.36)	-	1.99
Net profit ratio	(Loss) for the year	Revenue from operation	(15.90)	-	(1.36)	-
Return on Capital employed	(Loss) before tax + Finance cost	Total Equity + Debt (Borrowings) - Cash and cash equivalents	307.15	5,610.80	62.07	1,818.75

Keyheights Realtors 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 - Fair value measurement**

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Financial assets - Amortised cost</b>		
Other non-current financial assets	10.00	-
Cash and cash equivalents	638.79	39.54
Bank balances other than cash and cash equivalents	18.53	-
Interest accrued on deposits with banks	0.33	-
<b>Total financial assets</b>	<b>667.65</b>	<b>39.54</b>
<b>Financial liabilities - Amortised cost</b>		
Borrowings	6,258.74	1,852.52
Trade payables	2,943.32	3.11
<b>Total financial liabilities</b>	<b>9,202.05</b>	<b>1,855.63</b>

**(ii) Fair value hierarchy**

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

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

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

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

**(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.

The carrying amounts of deposits, cash and cash equivalents, deposits with bank, interest accrued on bank deposits, trade payables, short term borrowings and interest accrued on borrowings are considered to be the same as their fair values, due to their short-term nature.

**Note 24 - Financial Risk Management**

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

**(i) Credit risk**

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

**(ii) Liquidity risk**

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

**Maturities of financial liabilities**

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

Particulars	Less than one year	One to four years	More than 4 years	Total
<b>As at March 31, 2025</b>				
Borrowings including interest	-	9,065.44	-	9,065.44
Trade payables	68.68	2,874.64	-	2,943.32
	<b>68.68</b>	<b>11,940.07</b>	-	<b>12,008.75</b>
<b>As at March 31, 2024</b>				
Borrowings including interest	1,852.52	-	-	1,852.52
Trade payables	3.21	-	-	3.21
	<b>1,855.73</b>	-	-	<b>1,855.73</b>



**Keyheights Realtors Private Limited**

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

(All amounts in INR lakhs, unless otherwise stated)

**(iii) Market risk**

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

**(a) 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 as the company's has taken loans at fixed interest rate. The company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

**Note 25 - Capital Management****(a) Risk 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 to our shareholders. The capital structure of the Company is based on management's judgment of the appropriate balance of key elements in order to meet its strategic and day-to day needs. We consider the amount of capital in proportion to risk and manage 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.

**Note 26 - Segment reporting**

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

**Note 27 - Contingent liabilities**

Contingent liabilities for March 31, 2025 - Nil (March 31, 2024- Nil)

**Note 28 - Earnings per share**

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>Basic earning per share</b>		
(Loss) for the year	(15.90)	(1.36)
Weighted average number of equity shares	96,664	25,411
<b>Basic earning per share</b>	<b>(16.45)</b>	<b>(5.36)</b>
<b>Diluted earning per share</b>		
(Loss) for the year	(15.90)	(1.36)
Weighted average number of equity shares	96,664	25,411
<b>Diluted earning per share</b>	<b>(16.45)</b>	<b>(5.36)</b>

**Note 29 - 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	Year ended March 31, 2025	Year ended March 31, 2024
a) Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	0.35	0.10
b) Interest due to suppliers registered under the MSMED Act and remaining unpaid as at	-	-
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	-	-
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	-	-

**Keyheights Realtors Private Limited**

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

(All amounts in INR lakhs, unless otherwise stated)

**Note 30 - Assets pledged as security**

In the opinion of the management, current assets and loans and advances recoverable in cash or kind are considered good and adequate provision has been made for all known liabilities.

Particulars	As at March 31, 2025	As at March 31, 2024
Trade receivables	-	-
Inventories	8,356.66	1,795.25
Unbilled revenue (including Contract assets)	-	-
<b>Total</b>	<b>8,356.66</b>	<b>1,795.25</b>

**Note 31 - Management Opinion**

In the opinion of the management, current assets and loans and advances recoverable in cash or kind are considered good and adequate provision has been made for all known liabilities.

**Note 32 - Confirmation of Balances**

Balances appearing under trade payables are subject to confirmation and reconciliation, if any. Any consequent adjustment will be considered in the accounts in the year of such confirmation/ reconciliation.

**Note 33 - Corporate social responsibility expenditure**

The Company is not required to spend any amount in terms of provisions of section 135 of the Act on Corporate Social Responsibility.

**Note 34 - 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. The Statements of current assets filed by the company if any with banks and financial institutions are in agreement with the books of accounts.

**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.

**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:

- 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 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:

- 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

**viii) Undisclosed income**

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

**ix) Details of crypto currency or virtual currency**

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

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

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

**xi) Registration of charges or satisfaction with Registrar of Companies**

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



**Keyheights Realtors 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)**

**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.

**Note 35 - Audit Trail**

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

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

The Accompanying notes form an integral part of financial statements.

As per our attached report of even date

**For N L A & Associates**

Chartered Accountants

Firm Registration No.: 023199C

Naman

Lakhotia

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Naman Lakhotia

Partner

Membership No.: 435456

Place :- Mumbai

Date :- 12 MAY 2025

UDIN:-

25435456 BMIVRE9084

**For and on behalf of the Board of Directors**

**Keyheights Realtors Private Limited**

CIN: U70109MH2022PTC376413

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Dharmesh Shah

Director

DIN: 09231791

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Yojeshkumar Thakor

Director

DIN: 05316442