

INDEPENDENT AUDITORS' REPORT

**TO THE MEMBERS OF
KeyVihar Realtors Private Limited**

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **KeyVihar Realtors Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2025, related Statement of Profit and Loss (including other comprehensive loss) for the year ended on that date, 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 31st March, 2025, and its loss, total comprehensive loss, changes in equity and its cash flows for the 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.

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 sperate 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.

- 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 an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Standalone Financial Statements.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, 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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(Naman Lakhotia)

Partner

Membership No: 435456

Place: Mumbai

Date: May 12, 2025

UDIN: 25435456BMIVQV8125

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 **KeyVihar Realtors Private Limited** of even date)

Report on the Internal Financial Controls with reference to 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 Financial Statements of **KeyVihar Realtors Private Limited** (the “Company”) as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s Management is responsible for establishing and maintaining internal financial controls with reference to 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 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 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 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 Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Financial Statements included obtaining an understanding of internal financial controls with reference to Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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 Financial Statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A company’s internal financial control with reference to Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control with reference to Financial Statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transaction are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and

directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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 Financial Statements to future periods are subject to the risk that the internal financial control with reference to Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

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

(Naman Lakhotia)

Partner

Membership No: 435456

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Place: Mumbai

Date: May 12, 2025

UDIN: 25435456BMIVQV8125

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 KeyVihar 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.

- 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 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.
- There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income Tax, Goods and Services Tax, Service Tax, duty of Custom, Sales Tax, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 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 give to us and based on our examination of the records of the Company, the Company has issued preferential allotment or private placement of shares and optionally convertible debenture 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) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (b) 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) 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.
- 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 63.91 lakhs during the financial year covered by our audit and cash losses amounting to INR 0.14 lakhs during the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors 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

Naman

Lakhotia

(Naman Lakhotia)

Partner

Membership No: 435456

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Place: Mumbai

Date: May 12, 2025

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KeyVihar 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
ASSETS			
Non-current assets			
Property, plant and equipment	2	11.93	-
Financial assets			
i. Other financial assets	3	47.16	-
Deferred tax assets	20	16.71	-
Income tax assets	4	0.32	-
Total non-current assets		76.12	-
Current assets			
Inventories	5	14,410.47	-
Financial assets			
i. Cash and cash equivalents	6	686.71	5.59
ii. Other financial assets	7	124.81	25.00
Other current assets	8	1,629.84	65.91
Total current assets		16,851.83	96.50
Total assets		16,927.95	96.50
EQUITY AND LIABILITIES			
Equity			
Equity share capital	9(a)	10.00	0.10
Other equity			
Reserves and surplus	9(b)	(47.79)	(0.24)
Total equity		(37.79)	(0.14)
LIABILITIES			
Current liabilities			
Financial liabilities			
i. Borrowings	10	11,663.97	34.50
ii. Trade payables	11		
a) Total outstanding dues of micro and small enterprises		0.10	5.23
b) Total outstanding dues of creditors other than (ii) (a) above		5,232.90	56.44
iii. Other financial liabilities	12	11.16	-
Other current liabilities	13	57.61	0.47
Total current liabilities		16,965.74	96.64
Total liabilities		16,965.74	96.64
Total equity and liabilities		16,927.95	96.50

Significant Accounting Policies

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

For NLA & Associates

Chartered Accountants
Firm Registration No.: 023199C

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Naman Lakhotia
Partner
Membership No.: 435456

Place :- Mumbai
Date :-
UDIN

For and on behalf of the Board of Directors

KeyVihar Realtors Private Limited
CIN: U70100MH2023PTC396520

DHARMESH
INDUKUMAR SHAH
R SHAH
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DHARMESH
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Dharmesh Shah
Director
DIN: 09231791

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Nilesh Nimbalkar
Director
DIN: 07987014

KeyVihar 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
Income			
Other income	14	3.21	-
Total income		3.21	-
Expenses			
Construction costs	15	14,392.04	-
Changes in inventories of construction work- in-progress	16	(14,392.04)	-
Depreciation and amortisation expense	17	0.36	-
Finance costs	18	0.24	-
Other expenses	19	66.88	0.14
Total expenses		67.48	0.14
(Loss) before tax		(64.27)	(0.14)
Income tax expense			
- Deferred tax	20	(16.71)	-
Total tax expense		(16.71)	-
(Loss) for the period		(47.56)	(0.14)
Profit from discontinued operations before tax			
Other comprehensive income			
Items that will not be reclassified to profit or loss		-	-
Income tax relating to above		-	-
Other comprehensive income for the period		-	-
Total comprehensive (loss) for the period		(47.56)	(0.14)
Earning per share (EPS) (Basic and Diluted) (Nominal Value Rs.10)	27	(61.59)	(13.62)

Significant Accounting Policies

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

For NLA & Associates
Chartered Accountants
Firm Registration No.: 023199C

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Naman Lakhotia
Partner
Membership No.: 435456

Place :- Mumbai
Date :-
UDIN

For and on behalf of the Board of Directors
KeyVihar Realtors Private Limited
CIN: U70100MH2023PTC396520

DHARMESH INDUKUMAR SHAH
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Dharmesh Shah
Director
DIN: 09231791

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NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.12
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Nilesh Nimbalkar
Director
DIN: 07987014

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

	Year ended March 31, 2025	Year ended March 31, 2024
Cash flows from operating activities		
Net (Loss) before tax	(64.27)	(0.14)
Adjustments :		
Depreciation and amortization expenses	0.36	-
Interest income	(3.21)	-
Finance costs	385.68	-
Operating cash flow before working capital changes		
Decrease / (increase) in inventories	(14,410.47)	-
Increase/(decrease) in trade payables	5,171.35	61.57
Decrease/(increase) in other financial current assets	(99.81)	(25.00)
Decrease/(increase) in other current assets	(1,563.93)	(65.92)
Increase/(decrease) in other current liabilities	57.14	0.47
Cash (used) in operating activities	(10,527.16)	(29.01)
Income taxes paid	(0.32)	-
Net cash inflow / (outflow) from operating activities (A)	(10,527.48)	(29.01)
Cash flows from investing activities		
Fixed Deposit Placed	(46.52)	-
Fixed assets purchased	(12.28)	-
Interest received	2.57	-
Net cash (outflow) / inflow from investing activities (B)	(56.23)	-
Cash flows from financing activities		
Equity capital contribution	9.90	-
Proceeds from unsecured borrowings	11,925.01	34.50
Repayment of unsecured borrowings	(660.50)	-
Finance costs paid	(9.57)	-
Net cash inflow / (outflow) in financing activities (C)	11,264.84	34.50
Net (decrease) / increase in cash and cash equivalents (A+B+C)	681.12	5.49
Cash and cash equivalents at beginning of the period (see below)	5.59	0.10
Cash and cash equivalent at end of the period (see below)	686.71	5.59
Cash and Cash equivalent includes		
Cash on hand	0.12	0.01
Balances with banks		
in current accounts	86.59	5.58
Deposit with maturity of less than 3 months	600.00	-
	686.71	5.59

Notes:

Net Debt reconciliation

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Borrowings (including interest accrued)	11,675.12	34.50
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening Balance	34.50	-
Proceeds from borrowings	11,925.01	34.50
Repayment of borrowings	(660.50)	-
Interest expense recorded in profit and loss	385.68	-
Finance costs paid	(9.57)	-
Closing Balance	11,675.12	34.50

The Statement of Cash Flows has been prepared under the Indirect method as set out in Ind AS 7 on Cash Flow Statements

As per our report of even date attached

For NLA & Associates
Chartered Accountants
Firm Registration No.: 023199C
Naman Lakhota
Naman Lakhota
Partner
Membership No.: 435456

For and on behalf of the Board of Directors
KeyVihar Realtors Private Limited
CIN: U70100MH2023PTC396520
Digitally signed by DHARMESH INDUKUMAR
Date: 2025.05.12 19:55:28 +05'30'
DIN: 00231791

NILESH
BALKRISHNA
NIMBALKAR
Nilesh Nimbalkar
Director
DIN: 07987014

Digitally signed by
NILESH BALKRISHNA
NIMBALKAR
Date: 2025.05.12
19:58:18 +05'30'

Place: Mumbai
Date :-
UDIN

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

A. Equity share capital

Particulars	Amount
As at March 31, 2023	-
Changes in equity share capital	0.10
As at March 31, 2024	0.10
Changes in equity share capital	9.90
As at March 31, 2025	10.00

B. Other equity

Particulars	Reserves and surplus	Total other equity
	Retained earnings	
As at March 31, 2023	(0.10)	(0.10)
(Loss) for the period	(0.14)	(0.14)
Other comprehensive income	-	-
As at March 31, 2024	(0.24)	(0.24)
(Loss) for the year	(47.56)	(47.56)
Other comprehensive income	-	-
Total comprehensive income for the period	(47.79)	(47.79)
As at March 31, 2025	(47.79)	(47.79)

As per our attached report of even date

For NLA & Associates

Chartered Accountants
Firm Registration No.: 023199C

Naman Lakhotia
Digitally signed by
Naman Lakhotia
Date: 2025.05.12
20:52:41 +05'30'

Naman Lakhotia
Partner
Membership No.: 435456

Place :- Mumbai
Date :-

For and on behalf of the Board of Directors

KeyVihar Realtors Private Limited
CIN: U70100MH2023PTC396520

DHARMESH INDUKUMAR SHAH
Digitally signed by
DHARMESH INDUKUMAR SHAH
Date: 2025.05.12
19:55:46 +05'30'

Dharmesh Shah
Director
DIN: 09231791

NILESH BALKRISHNA NIMBALKAR
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NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.12
19:58:41 +05'30'

Nilesh Nimbalkar
Director
DIN: 07987014

KeyVihar 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

Keyvihar 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 January 2, 2023 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 measure at fair value;
- certain financial assets and financial liabilities measure 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.

(b) Segment reporting

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

The Board of Directors of the Company has been identified as being the CODM as they assesses the financial performance and position of the Company, and makes strategic decisions. Refer Note 26 for segment information.

(c) Revenue recognition

(i) Income from Property Development and other services.

Ind AS 115 " Revenue from Contracts with customers become applicable to the Company for annual period beginning on or after 01-April-2018. Company has given the effect of new revenue standard retrospectively in each of the financial year presented.

The Company recognizes revenue from contracts with customers based on a five step model as set out in the Standard:

Step 1 :Identify the contract with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2: Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer .

Step 3 :Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognise revenue as and when the entity satisfied a performance obligation.

(a) The Company satisfies a performance obligation and recognizes revenue over time, if one of the following criteria is met:

(b) The customer simultaneously receives and consumes the benefits provided by the Company performance as the Company performs; or

(c) The Company performance creates or enhances an asset that the customer controls as the asset is created or enhances; or

The Company performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

The specific recognition criteria are described below:

KeyVihar 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)

The Company constructs and sells residential and commercial properties under long-term contracts with customers. Revenue from such contract is recognised over time as aforesaid criteria for over the time revenue recognition is met.

The Company has elected to apply the input method as it best depicts the transfer of control to the customer which occurs as we incur costs on our contracts. Under input method, revenue is recognised on the basis of the Company's efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation. The extent of progress towards completion is measured based on the ratio of all the costs incurred to date to the total estimated costs at completion of the performance obligation.

Revenue related to completed real estate unit is recognised at the point in time at which a customer obtain the control of a promised asset which generally coincide with securing the legally enforceable agreement for sale from the customer.

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

The Company becomes entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. When the Company satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Any amount previously recognised as a contract asset is reclassified to trade receivables at the point when the Company has the right to consideration that is unconditional. Where the amount of consideration received from a customer exceeds the amount of revenue recognized to date under cost-to-cost method then the Company recognises a contract liability for the difference. In determining the impact of variable consideration, the Company uses the "most-likely amount" method or the 'expected value' method, as appropriate for determining the transaction price.

The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

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.

ii) Interest Income

For all debt instruments measured at amortised cost. Interest income is recorded using the effective interest rate (EIR).

iii) Rental Income

Rental income arising from operating leases is accounted over the lease terms.

iv) Dividends

Revenue is recognised when the Company's right to receive the payment is established.

(e) 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 period / year as defined under the Income tax Act, 1961.

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

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

(ii) Deferred tax

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

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

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

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

KeyVihar 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)

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

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

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

(f) Impairment of assets

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

(g) Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits with banks, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of presentation in the statement of cash flows, cash and cash equivalents include outstanding bank overdraft shown within current liabilities in balance sheet and which are considered as integral part of the Company's cash management policy.

(h) 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 to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.

(i) 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.

(j) 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.

KeyVihar 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)

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 Company 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.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principle and interest.

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.

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.

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

KeyVihar 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)

Derecognition of financial assets

A financial asset is derecognized only when:

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

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

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

Income recognition

Interest income

Interest income from financial assets at fair value through profit or loss is disclosed as interest income within other income. Interest income on financial assets at amortised cost and financial assets at FVOCI is calculated using the effective interest rate method and recognised in the statement of profit and loss as part of other income.

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

Dividend income

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

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

Derecognition

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

Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the standalone 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.

(k) 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

KeyVihar 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)

Depreciation is calculated using the written down value method, to allocate their cost, net of residual values, over the estimated useful lives of the assets, 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
Furniture and fixtures	10 years

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

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

(l) Investment properties

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

Investment properties are depreciated using the straight-line method over their estimated useful lives. Investment properties generally have a useful life of 60 years. The useful life has been determined based on technical evaluation performed by the management's expert.

(m) Intangible assets

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

The amortisation period and the amortisation method are reviewed at least at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortisation period is changed accordingly.

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

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

(n) Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial period / 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.

(o) 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.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period. Where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

KeyVihar 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)

(p) Borrowing cost

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Capitalisation of borrowing costs is suspended and charged to the standalone 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.

(q) 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.

(r) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:

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

(ii) Diluted earnings per share

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

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

(x) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

Note 1: Critical estimates and judgments

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.

a) Estimate of current and deferred tax

The Company's tax charge on ordinary activities is the sum of the total current and deferred tax charges. The calculation of the Company's total tax charge necessarily involves a degree of estimation and judgment in respect of certain items whose tax treatment cannot be finally determined until resolution has been reached with the relevant tax authority or, as appropriate, through a formal legal process. The final resolution of some of these items may give rise to material profits/losses and/or cash flows. Significant judgments are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.

b) Recognition of deferred tax assets

KeyVihar 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)

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

c) Estimation of useful life of property, plant and equipment

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.

d) 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.

Note 1B: Recent Accounting Policies

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the Companies financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its standalone financial statement.

KeyVihar 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 2 - Property, plant and equipment**

Particulars	Furniture and fixtures	Total
As at March 31, 2024		
Gross carrying amount	-	-
Additions	-	-
Closing gross carrying amount	-	-
Accumulated depreciation and impairment		
Opening accumulated depreciation	-	-
Depreciation charge during the year	-	-
Closing accumulated depreciation and impairment	-	-
Net carrying amount	-	-
As at March 31, 2025		
Gross carrying amount	-	-
Additions	12.28	12.28
Closing gross carrying amount	12.28	12.28
Accumulated depreciation and impairment		
Opening accumulated depreciation	-	-
Depreciation charge during the period	0.36	0.36
Closing accumulated depreciation and impairment	0.36	0.36
Net carrying amount	11.93	11.93

KeyVihar 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 - Other non-current financial assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Long term deposits with bank - deposits with original maturity of more than 12 months*	46.52	-
Interest Receivable	0.64	-
Total	47.16	-

*Long term deposits with bank include restricted deposit of INR 46.52 (As at March 31, 2024: INR 0). The restriction are primarily on account of deposit held as margin money against guarantees.

Note 4 - Income tax assets

Particulars	As at March 31, 2025	As at March 31, 2024
Advance tax (TDS receivables Rs. 0.32)	0.32	-
Total	0.32	-

Note 5 - Inventories

Particulars	As at March 31, 2025	As at March 31, 2024
Construction materials	18.44	-
Opening balance	-	-
Add: Construction expenses incurred during the year	14,392.04	-
Less: Cost transferred to profit & loss account	-	-
Total	14,410.47	-

Note 6 - Cash and cash equivalents

Particulars	As at March 31, 2025	As at March 31, 2024
Balances with banks		
In current accounts	86.59	5.58
Cash on hand	0.12	0.01
Deposits with original maturity of less than 3 months	600.00	-
Total	686.71	5.59

Note 7 - Other current financial assets

Particulars	As at March 31, 2025	As at March 31, 2024
Deposit with others	124.81	-
Deposits with land owners and housing societies	-	25.00
Total	124.81	25.00

Note 8 - Other current assets

Particulars	As at March 31, 2025	As at March 31, 2024
Considered good		
Advances to vendors	2.03	2.35
Advances for supply of goods and services	1,627.59	-
Prepaid expenses	0.22	-
Other assets	0.00	63.56
Total	1,629.84	65.91

KeyVihar 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 9 - Share capital and other equity

9(a) - Equity share capital and other equity

(i) Authorised share capital

Particulars	As at March 31, 2025	As at March 31, 2024
2,00,000 [March 31, 2024: 1,000] equity shares of INR 10 each	20.00	0.10
15,50,000 [March 31, 2024: Nil] Optionally convertible preference shares of Rs. 10 each	155.00	-
Total	175.00	0.10

(ii) Issued, subscribed and paid up share capital

Particulars	As at March 31, 2025	As at March 31, 2024
1,00,000 [March 31, 2024: 1,000] equity shares of INR 10 each	10.00	0.10
Total	10.00	0.10

(iii) Rights, preferences and restrictions attached to equity shares.

The Company has single class of equity shares having a par value of INR 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) Movements in equity share capital

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	Amount	Number of shares	Amount
Equity Shares				
Balance as at the beginning of the year	1,000	10,000		
Add: Changes during the year	99,000	990,000	1,000	10,000
Balance as at the end of the year	100,000	1,000,000	1,000	10,000

(v) Shares of the company held by holding company

Particulars	As at March 31, 2025	As at March 31, 2024
Equity Shares		
90,100 equity shares of INR 10 each, fully paid up are held by Keystone Realtors Limited	9.01	0.10

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

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% Holding	Number of shares	% Holding
Equity Shares				
Keystone Realtors Limited	90,097	90.1%	999	100%
MT K Kapital Trust	9,900	9.9%	-	

(vii) Shareholding of promoters are disclosed below:

Name of Promoters	Number of shares	% Total shares	% Changes during the year/period
As at March 31, 2024			
Keystone Realtors Limited	999	100%	0%
As at March 31, 2025			
Keystone Realtors Limited	90,097	90.1%	-

9(b) - Reserves and surplus

Particulars	As at March 31, 2025	As at March 31, 2024
Retained earnings	(47.79)	(0.14)
Total	(47.79)	(0.24)

(i) Retained earnings

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	(0.24)	(0.10)
(Loss) for the period	(47.56)	(0.14)
Closing balance	(47.79)	(0.24)

KeyVihar 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 10 - Current Borrowings

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured		
88,500 Redeemable optionally convertible debentures of Rs. 10,000 each	9,214.96	-
14,90,100 Optionally convertible redeemable preference shares of Rs. 10 each	149.01	-
Loans		
- From related party (refer note 24)	2,300.00	34.50
Total	11,663.97	34.50

Nature of security and terms of repayment of borrowings:

(a) Redeemable debentures

1. Debenture holder shall receive 12% pa coupon accruing on quarterly basis and computed on the basis of 365 (three hundred sixty five) days' year or where the year is a leap year, a 366 (three hundred sixty six) days' year and the actual number of days elapsed on the outstanding principal and payable on availability of project surplus funds.
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 44.45% 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.

Unsecured loan from related parties and others

Loan from holding company carries a charge of 12% p.a. interest and is repayable on demand.
Loan from others are interest free and is repayable on demand.

Note 11 - Trade payables

Particulars	As at March 31, 2025	As at March 31, 2024
Trade payables		
Dues to micro and small enterprises	0.10	5.23
Dues to others	5,232.90	56.44
Total	5,233.00	61.67

Trade payable ageing Schedules for the Year ended March 31, 2025

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

Particulars	MSME	Others
Unbilled dues	0.10	5,207.47
Not Due	-	-
Less than 1 year	-	25.44
1-2 year	-	-
2- 3 years	-	-
More the 3 years	-	-
Total	0.10	5,232.90

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

Particulars	MSME	Others
Unbilled dues	0.10	-
Not Due	5.13	56.44
Less than 1 year	-	-
1-2 year	-	-
2- 3 years	-	-
More the 3 years	-	-
Total	5.23	56.44

Note: Company does not have any disputed trade payables to MSME and others

The Company has certain dues to suppliers registered under Micro, Small and Medium Enterprise Development Act, 2006

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.	0.10	5.23
b) Interest amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end.	-	-
c) Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year.	-	-
d) Interest paid, other than under section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year.	-	-
e) Interest paid, under section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year.	-	-
f) Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-
g) Further interest remaining due and payable for earlier years	-	-

Note 12 - Other current financial liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Interest payable to related party (refer note 24)	11.16	-
Total	11.16	-

Note 13 - Other current liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Other liabilities	41.25	-
Statutory dues	16.36	0.47
Total	57.61	0.47

KeyVihar 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 14 - Other income

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest		
On deposits with banks	3.21	-
Total	3.21	-

Note 15 - Construction Costs

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cost of land, development rights and related expenses	12,554.30	-
Power and fuel	0.22	-
Labour and material contractual expenses	0.09	-
FSI, TDR and other approval cost	1,150.00	-
Purchase of construction materials	12.83	-
Other direct expenses	2.34	-
Security charges	1.43	-
Technical and consultancy fees	242.14	-
Transport charges	0.22	-
Allocated expenses to the project		
Finance costs	385.68	-
Other expenses	42.79	-
Total	14,392.04	-

Note 16 - Changes in inventories of construction work in progress

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening Stock		
Construction materials	-	-
Construction work in progress	-	-
Land	-	-
Total (A)	-	-
Closing Stock		
Construction materials	-	-
Construction work in progress	14,392.04	-
Land	-	-
Total (B)	14,392.04	-
Total (B-A)	14,392.04	-

Note 17 - Depreciation and amortisation expense

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on tangible assets	0.36	-
Less: Allocated to construction cost		
Total	0.36	-

KeyVihar 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 18 - Finance costs

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest		
Borrowings from banks and others	20.72	-
Interest on debentures	364.96	-
Interest on others	0.24	-
Less: Allocated to construction cost	(385.68)	-
Total	0.24	-

Note 19 - Other expenses

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Advertisement and publicity	60.83	-
Legal and Professional charges	44.20	-
Auditors Remuneration (Refer note 19 (a))	0.10	0.10
Printing and stationery	0.17	-
Rates and taxes	0.64	0.03
Telephone and communication expenses	0.02	-
Travelling and conveyance	0.23	-
Bank charges	2.01	-
Net foreign exchange differences	1.13	-
Outsourced manpower cost	0.02	-
Miscellaneous expenses	0.33	0.01
Less: Allocated to construction cost	(42.79)	-
Total	66.88	0.14

Note 19 (a) - Details of Auditors Remuneration

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Details of Auditors Remuneration		
- Statutory audit fees	0.10	0.10
Total	0.10	0.10

KeyVihar 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 period / year	-	-
Total current tax expense	-	-
<i>Deferred tax</i>		
(Increase) /decrease in deferred tax assets	(16.71)	-
Total deferred tax (benefit)/expense	(16.71)	-
Income tax expense	(16.71)	-

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
(Loss) for the period / year	(64.27)	(0.14)
Statutory tax rate applicable	26.00%	26.00%
Tax expense at applicable tax rate	(16.71)	(0.04)
Deferred tax assets not recognised on carried forward business losses	(0.06)	0.04
Interest On Delay Payment of TDS	0.06	-
Income tax expense	(16.71)	-

20(c) - Deferred tax assets

The balance comprises temporary differences attributable to:

Particulars	As at March 31, 2025	As at March 31, 2024
Carried forward business losses	16.67	0.06
MAT credit entitlement	-	-
Other temporary differences(40a)	0.05	-
Difference between book base and tax base of Property, Plant and Equipment	(0.07)	-
Total deferred tax assets	16.65	0.06
Set-off of deferred tax liabilities pursuant to set-off provisions		
Net deferred tax assets	16.65	0.06

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

20(d) - Movement in deferred tax assets

Particulars	As at March 31, 2024	Charged/ (credited) to OCI	As at March 31, 2025
Unabsorbed business losses	0.06	(16.60)	16.67
Other temporary differences(40a)	-	(0.05)	0.05
Difference between book base and tax base of Property, Plant and Equipment	-	0.07	(0.07)
Total deferred tax assets	0.06	(16.59)	16.65

In line with Accounting Policy of the Company, deferred tax assets are not recognised on during the period loss to the extent that it is probable that taxable profit will be insufficient against deductible temporary differences.

Particulars	As at March 31, 2025	Charged/ (credited) to OCI	As at March 31, 2025
Unabsorbed business losses	16.67	-	16.67
MAT Credit entitlement	-	-	-
Other temporary differences(40a)	0.05	-	0.05
Difference between book base and tax base of Property, Plant and Equipment	(0.07)	-	(0.07)
Total deferred tax assets	16.65	-	16.65

20(c) - 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	64.33	0.14
Unlimited	-	-
Total	64.33	0.14

KeyVihar 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 - Fair value measurement

Particulars	As at March 31, 2025	As at March 31, 2024
Financial assets - Amortised cost		
Cash and cash equivalents	686.71	5.59
Other financial assets	171.97	25.00
Total financial assets	858.68	30.59
Financial liabilities - Amortised cost		
Borrowings	11,663.97	34.50
Trade payables	5,233.00	61.67
Total financial liabilities	16,896.97	96.17

(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.

The financial assets which are subsequently measured at amortised cost and other financial liabilities are calculated based on cash flows discounted using a current lending rate provided recovery/settlement in more than 1 year. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

(iii) Valuation process

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

KeyVihar 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 - Financial Risk Management

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

(i) Credit risk

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

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

(ii) Liquidity risk

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

Maturities of financial liabilities

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

Particulars	Less than one year	one to four year	More than four year	Total
As at March 31, 2025				
Borrowings	2,300.00	12,788.56		15,088.56
Trade payables	1,330.51	3,902.49	-	5,233.00
	3,630.51	16,691.05	-	20,321.56
				-
Particulars	Less than one year	one to four year	More than four year	Total
As at March 31, 2024				
Borrowings	34.50		-	34.50
Trade payables	56.44		-	56.44
	90.94	-	-	90.94

(iii) Market risk

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

(iv) 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 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 23 - 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.

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

Particulars	As at March 31, 2025	As at March 31, 2024
Equity share capital	10.00	0.10
Other equity	(47.79)	(0.24)
Total equity (A)	(37.79)	(0.14)
Borrowings (including interest accrued)	11,675.12	34.50
Total Debt (B)	11,675.12	34.50
Debt to equity ratio (B/A)	(308.91)	(253.32)

The Company was in compliance with all of its debt covenants for borrowings as at each of the dates mentioned above.

KeyVihar 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 24 - Related party transactions

I Name of related parties and nature of relationship:

A) Where control exists

Holding company:

Keystone Realtors Limited (formerly known as Keystone Realtors Private Limited)

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

(i) Key Management Personnel

Mr. Dharmesh Shah, Director

Mr. Nilesh Nimbalkar, Director

II Transactions with related parties

A) Transactions during the year

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Equity capital contribution		
Keystone Realtors Limited	9.90	0.10
Loan Taken		
Keystone Realtors Limited	1,926.00	34.50
Keyorbit Realtors Private Limited	1,000.00	
Loan Repaid		
Keystone Realtors Limited	660.50	-
Interest Expense		
Keystone Realtors Limited	20.72	-

B) Outstanding balances

Particulars	As at March 31, 2025	As at March 31, 2024
Loan Payable		
Keystone Realtors Limited	1,300.00	34.50
Keyorbit Realtors Private Limited	1,000.00	
Interest payable		
Keystone Realtors Limited	11.16	-

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.

KeyVihar 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 25 - Ratios Analysis and its elements

Particulars	As at March 31, 2025	As at March 31, 2024	% change*
Current Ratio	0.99	1.00	(0.52)
Debt-Equity Ratio	(308.62)	(253.32)	21.83
Debt Service Coverage Ratio	(0.00)	(0.00)	1.99
Return on Equity Ratio	2.51	2.00	25.38
Trade payables turnover ratio	4.85	0.00	149,711.90
Return on Capital employed	(0.01)	(0.00)	23.67

Reasons for significant variance in above ratio

Particulars	% change from March 31, 2023 to March 31, 2024
Debt-Equity Ratio	Due to increase in borrowings during the year
Debt Service Coverage Ratio	Due to increase in borrowings during the year
Return on Equity Ratio	Due to increase in loss during the year
Trade payables turnover ratio	Due to increase in Purchase during the year
Return on Capital employed	Due to increase in loss during the year
Return on investment	Due to increase in loss during the year

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	16,851.83	16,965.74	96.50	96.64
Debt-Equity Ratio	Debt (Borrowing)	Total Equity	11,663.97	(37.79)	34.50	(0.14)
Debt Service Coverage Ratio	(Loss) for the period- Finance cost - Depreciation	Borrowings+ Interest Accrued on Borrowing	(46.96)	11,663.97	(0.14)	34.50
Return on Equity Ratio	(Loss) for the period	Average Total Equity	(47.56)	(18.97)	(0.14)	(0.07)
Trade payables turnover ratio	Total Purchase	Average trade payable	12,841.54	2,647.34	0.10	30.88
Return on Capital employed	(Loss) before tax + Finance cost	Total Equity + Debt (Borrowings) - Cash and cash equivalents	(64.03)	10,939.46	(0.14)	28.78

KeyVihar 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 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 - Earnings per share

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Basic earning per share		
(Loss) for the period	(47.56)	(0.14)
Weighted average number of equity shares	77,216	1,000
Basic earning per share (in INR)	(61.59)	(13.62)
Diluted earning per share		
(Loss) for the period	(47.56)	(0.14)
Weighted average number of equity shares	77,216	1,000
Diluted earning per share (in INR)	(61.59)	(13.62)

Note 28 - Project overview

The company is involved in development of residential complex, including the acquisition of land and construction on the same.

Note 29 - Confirmation of Balances

Balances under unsecured loans, loans and advances, current liabilities and other current assets 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 30 - 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 not borrowed from banks and financial institutions on the basis of security of current assets.

iii) Wilful Defaulter

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

iv) Relationship with struck off companies

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

v) Compliance with number of layers of companies

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

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 taken 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 purchased property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

xi) Registration of charges or satisfaction with Registrar of Companies

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

xii) Utilisation of borrowings availed from banks and financial institutions

The company has not obtained borrowing from banks and financial institutions.

Note 31 - 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.

As per our attached report of even date

For NLA & Associates

Chartered Accountants

Firm Registration No.: 023199C

**Naman
Lakhotia**

Digitally signed by Naman Lakhotia
Date: 2025.05.12 20:53:20 +05'30'

Naman Lakhotia

Partner

Membership No.: 435456

Place :- Mumbai

Date :-

UDIN

For and on behalf of the Board of Directors

KeyVihar Realtors Private Limited

CIN: U70100MH2023PTC396520

**DHARMES
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INDUKUMAR
SHAH**

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by DHARMESH
INDUKUMAR
SHAH
Date: 2025.05.12

Dharmesh Shah

Director

DIN: 09231791

**NILESH
BALKRISHNA
NIMBALKAR**

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BALKRISHNA NIMBALKAR
Date: 2025.05.12 19:59:21 +05'30'

Nilesh Nimbalkar

Director

DIN: 07987014