INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF
Mirabile Realtors Private Limited

Report on the Audit of the Financial Statements

Opinion

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

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

Basis for Opinion

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

Other Information

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

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

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

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

Key Audit Matters

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

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

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion, to the extent applicable to the Company during the year on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- 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

Naman Lakhotia
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:31:33 +05'30'

(Naman Lakhotia)
Partner
Membership No: 435456
Place: Mumbai
Date: May 10, 2025
UDIN: 25435456BMIVRF8978

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 **MIRABILE 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 **MIRABILE 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
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:31:58 +05'30'

(Naman Lakhotia)
Partner
Membership No: 435456

Place: Mumbai
Date: May 10, 2025
UDIN: 25435456BMIVRF8978

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 Mirabile 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) The Company does not have any Property, Plant and Equipment and Intangible assets. Hence, the provisions of clause 3(i) (a) to (d) of the order is not applicable;

(b) 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 Company does not have any inventory except some project expenses which has been shown as work-in-progress. Hence, the provision of this clause is not applicable;

(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.

(a) 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 not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Hence, reporting under clause 3(x)(b) is not applicable.

xi. (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year.

(c) As represented and based on our examination of records made available to us by the management, there are no whistle blower complaints received by the Company during the year. hence reporting under clause 3(xi)(c) is not applicable.

xii. The Company is not a Nidhi company and hence reporting under clause 3(xii) r is not applicable.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013 where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv. (a) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act, 2013. Hence, reporting under clause 3(xiv) (a) and (b) is not applicable.

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 20.13 lacs during the financial year covered by our audit and cash losses amounting to INR 0.17 lacs during the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditor 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
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:32:18 +05'30'

(Naman Lakhotia)
Partner
Membership No: 435456

Place: Mumbai
Date: May 10, 2025
UDIN: 25435456BMIVRF8978

Mirabile Realtors Private Limited
Balance sheet as at March 31, 2025
(All amounts in INR Lakh, unless otherwise stated)

Particulars	Note	As at March 31, 2025	As at March 31, 2024
ASSETS			
Current assets			
Inventories	2	191.94	191.94
Financial assets			
Cash and cash equivalents	3	7.95	2.34
Other financial assets	4	40.74	-
Other current assets	5	113.56	20.00
Total current assets		**354.19**	**214.28**
Total assets		**354.19**	**214.28**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	6(a)	1.00	1.00
Other equity			
Reserves and surplus	6(b)	(33.43)	(13.30)
Total equity		**(32.43)**	**(12.30)**
LIABILITIES			
Current liabilities			
Financial liabilities			
i. Borrowings	7	386.36	226.36
Trade payables			
a) Total outstanding dues of micro and small enterprise	8	0.10	0.10
b) Total outstanding due of creditors other than (a) above		0.16	0.12
Total current liabilities		**386.62**	**226.58**
Total liabilities		**386.62**	**226.58**
Total equity and liabilities		**354.19**	**214.28**

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

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

Naman Lakhotia
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:19:48 +05'30'

Naman Lakhotia
Partner
Membership No.: 435456

Place:- Mumbai
Date:
UDIN:

For and on behalf of the Board of Directors
Mirabile Realtors Private Limited
CIN: U70103MH2017PTC301800

KAIZAD JAMSHED HATERIA
Digitally signed by KAIZAD JAMSHED HATERIA
Date: 2025.05.10 15:52:37 +05'30'

Kaizad Hateria
Director
DIN: 07986933

Place:- Mumbai
Date:

NILESH BALKRISHNA NIMBALKAR
Digitally signed by NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.10 15:54:27 +05'30'

Nilesh Nimbalkar
Director
DIN: 07987014

Place:- Mumbai
Date:

Mirabile Realtors Private Limited
Statement of profit and loss for the year ended March 31, 2025
(All amounts in INR Lakh, unless otherwise stated)

Particulars	Note	Year ended 31st March 2025	Year ended 31st March 2024
Income			
Other income		-	-
Total income		**-**	**-**
Expenses			
Changes in inventories of construction work- in-progress	9	-	-
Other expenses	10	20.13	0.17
Total expenses		**20.13**	**0.17**
(Loss) before tax		**(20.13)**	**(0.17)**
Income tax expense			
- Current tax	11(a)	-	-
- Deferred tax	11(a)	-	-
Total tax expense		**-**	**-**
(Loss) for the year		**(20.13)**	**(0.17)**
Other comprehensive income			
Items that will not be reclassified to profit or loss		-	-
Income tax relating to above		-	-
Other comprehensive income for the year		**-**	**-**
Total comprehensive (loss) for the year		**(20.13)**	**(0.17)**
Earning per share (EPS) (Basic and Diluted) (Nominal Value Rs.10)		**(201.28)**	**(1.70)**

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

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

Naman Lakhotia
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:20:33 +05'30'

Naman Lakhotia
Partner
Membership No.: 435456

Place:- Mumbai
Date:
UDIN:

For and on behalf of the Board of Directors
Mirabile Realtors Private Limited
CIN: U70103MH2017PTC301800

KAIZAD JAMSHED HATERIA
Digitally signed by KAIZAD JAMSHED HATERIA
Date: 2025.05.10 15:52:17 +05'30'

Kaizad Hateria
Director
DIN: 07986933

Place:- Mumbai
Date:

NILESH BALKRISHNA NIMBALKAR
Digitally signed by NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.10 15:54:52 +05'30'

Nilesh Nimbalkar
Director
DIN: 07987014

Place:- Mumbai
Date:

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

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Cash flows from operating activities		
Net (loss) before tax	(20.13)	(0.17)
Operating cash flow before working capital changes		
Increase/ (decrease) in other current liabilitites	-	(1.82)
Increase/ (decrease) in other Current Assets	(93.56)	
Increase / (decrease) in trade payables	0.04	(0.13)
Cash used in operations activities	**(154.38)**	**(2.12)**
Income taxes paid	-	-
Net cash used in operating activities (A)	**(154.38)**	**(2.12)**
Cash flows from investing activities		
Advance for Investment	-	
Loans and advances received back	-	-
Advances Given	-	-
Net cash provided by investing activities (B)	-	-
Cash flows from financing activities		
Proceeds from unsecured borrowings	160.00	-
Net cash provided by financing activities (C)	**160.00**	**-**
Net (decrease) increase in cash and cash equivalents (A+B+C)	5.61	(2.12)
Cash and cash equivalents at beginning of the year	2.34	4.46
Cash and cash equivalent at end of the year	**7.95**	**2.34**
Reconciliation of cash and cash equivalents as per statement of cash flows		
Cash and cash equivalent comprise of:		
Cash in hand	0.01	0.01
Balances with banks	7.94	2.33
	7.95	**2.34**

Notes:
Net Debt reconciliation

Particulars	**Year ended 31st March 2025**	**Year ended 31st March 2024**
Borrowings	386.36	226.36

Particulars	**Year ended 31st March 2025**	**Year ended 31st March 2024**
Opening Balance	226.36	226.36
Proceeds from borrowings	179.00	
Repayment of borrowings	(19.00)	-
Closing Balance	**386.36**	**226.36**

As per our attached report of even date

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

Naman Lakhotia
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:21:13 +05'30'

Naman Lakhotia
Partner
Membership No.: 435456

Place:- Mumbai
Date:
UDIN:

For and on behalf of the Board of Directors
Mirabile Realtors Private Limited
CIN: U70103MH2017PTC301800

KAIZAD JAMSHED HATERIA
Digitally signed by KAIZAD JAMSHED HATERIA
Date: 2025.05.10 15:51:59 +05'30'

Kaizad Hateria
Director
DIN: 07986933

Place:- Mumbai
Date:

NILESH BALKRISHNA NIMBALKAR
Digitally signed by NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.10 15:55:08 +05'30'

Nilesh Nimbalkar
Director
DIN: 07987014

Place:- Mumbai
Date:

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

A. Equity share capital

Particulars	Amount
As at March 31,2023	**1.00**
Changes in equity share capital	-
As at March 31, 2024	**1.00**
Changes in equity share capital	-
As at March 31, 2025	**1.00**

B. Other equity

	Reserve and Surplus	Total other equity
	Retained earnings	
As at March 31,2023	**(13.13)**	**(13.13)**
(Loss) for the year	(0.17)	**(0.17)**
Other comprehensive income	-	-
As at March 31, 2024	**(13.30)**	**(13.30)**
(Loss) for the period	(20.13)	**(20.13)**
Other comprehensive income	-	-
As at March 31, 2025	**(33.43)**	**(33.43)**

As per our attached report of even date

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

Naman Lakhotia
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:21:45 +05'30'

Naman Lakhotia
Partner
Membership No.: 435456

Place:- Mumbai
Date:
UDIN:

For and on behalf of the Board of Directors
Mirabile Realtors Private Limited
CIN: U70103MH2017PTC301800

KAIZAD JAMSHED HATERIA
Digitally signed by KAIZAD JAMSHED HATERIA
Date: 2025.05.10 15:53:03 +05'30'

Kaizad Hateria
Director
DIN: 07986933

Place:- Mumbai
Date:

NILESH BALKRISHNA NIMBALKAR
Digitally signed by NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.10 15:55:26 +05'30'

Nilesh Nimbalkar
Director
DIN: 07987014

Place:- Mumbai
Date:

Background

Mirabile Realtors Private Limited ('the Company') is a private limited Company, incorporated on and domiciled in India and has its registered office at F-1002 Sterling Court, Maheshwari Nagar, Near Akruti Trade Centre, Andheri East, Mumbai, Maharashtra, India 400093 .

The Company is incorporated since November 15, 2017 and is engaged primarily in the business of real estate constructions, development and other related activities in Mumbai.

Note 1A: Material accounting policies

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

(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] as amended from time to time and other relevant provisions of the Act.

The financial statements was authorised for issue in accordance with a resolution of the Board of Directors on May 05, 2023.

(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 are measured at fair value;

• defined benefit plans - plan assets measured at fair value;

• share-based payments;

(iii) Current - non current classification

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

(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.

(c) Foreign currency translation

(i) Functional and presentation currency

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

(ii) Transactions and balances

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

(d) Revenue recognition

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

Income from Property development

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

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

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

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

(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 year as defined under the Income Tax Act, 1961.

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

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

(ii) Deferred tax

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

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

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

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

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

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

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

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

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

(f) Impairment of non-financial assets

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

(g) Cash and cash equivalents

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

(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 transaction price as they do not contain significant financing components. The company holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.

(i) Inventories

Inventories are valued as under:
(i) Construction work-in-progress and completed saleable units
The construction work-in-progress and completed saleable units are valued at lower of cost or net realisable value.
Cost includes cost of land, development rights, rates and taxes, construction material, borrowing costs, other direct expenditure, and appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Cost of inventories also include all other costs incurred in bringing the inventories to their present location and condition.

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

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

(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.

Financial assets:

Classification

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

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

• those measured at amortised cost

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

Initial recognition and measurement

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

Debt instruments

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

Amortised cost:

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

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.

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 income 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. Foreign exchange gains and losses are presented in other.

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

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

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

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

Impairment of financial assets
The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 14 details how the Company determines whether there has been a significant increase in credit risk.

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

Derecognition of financial assets
A financial asset is derecognized only when:
• the Company has transferred the rights to receive cash flows from the financial asset or
• retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

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

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

Income recognition

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

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

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

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

Financial liabilities:

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

Subsequent measurement
Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and changes in fair value are recognised in the restated consolidated statement of profit and loss, except for credit risk relating to that liability which is recognised in other comprehensive income . Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in the statement of profit and loss. Any gain or loss on derecognition is also recognised in the statement of profit and loss.

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

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

(k) Trade and other payables

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

(l) Borrowings

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

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

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

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

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

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for a period at least beyond the Company's operating cycle. 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.

(m) Borrowing cost

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

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

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

(n) Provisions and contingent liabilities

Provisions
Provisions are recognized when there is a present legal or constructive obligation as a result of a past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. Provisions are not recognised for future operating losses.

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

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

(o) Contributed equity

Equity shares are classified as equity.

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

(p) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing:
• The profit attributable to owners of respective class of equity shares of the Company
• By the weighted average number of equity shares (respective class wise) outstanding during the financial year.

(ii) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:
• the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
• the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

(q) 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

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.

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

Note 2 - Inventories

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance Work-in-progress - Land	191.94	191.94
Add: Construction expenses incurred during the year	0.00	-
Total	**191.94**	**191.94**

Note 3 - Cash and cash equivalents

Particulars	As at March 31, 2025	As at March 31, 2024
Balances with banks		
In current accounts	7.94	2.33
Cash on hand	0.01	0.01
Total	**7.95**	**2.34**

Note 4 - Other current financial assets

Particulars	As at March 31, 2025	As at March 31, 2024
Advance for Investment	40.74	-
Total	**40.74**	**-**

Note 5 - Other current assets

Particulars	As at March 31, 2025	As at March 31, 2024
Advance to Land Owners	113.56	-
Advances for supply of goods and services	-	20.00
Balance with government authorities	0.00	0.00
Total	**113.56**	**20.00**

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

Note 6 - Share capital and other equity

6(a) - Equity share capital

(i) Authorised share capital

Particulars	Number of shares	Amount
As at March 31,2023	**10,000**	**1.00**
Increase during the year	-	-
As at March 31, 2024	**10,000**	**1.00**
Increase during the year	-	-
As at March 31, 2025	**10,000**	**1.00**

(ii) Issued, susbcribed and paid-up share capital

Particulars	Number of shares	Amount
As at March 31,2023	**10,000**	**1.00**
Increase during the year	-	-
As at March 31, 2024	**10,000**	**1.00**
Increase during the year	-	-
As at March 31, 2025	**10,000**	**1.00**

(iii) Movements in equity share capital

Particulars	Number of shares	Amount
As at March 31,2023	**10,000**	**1.00**
Issued during the year	-	-
As at March 31, 2024	**10,000**	**1.00**
Issued during the year	-	-
As at March 31, 2025	**10,000**	**1.00**

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

(iv) Shares of the company held by holding company

Particulars	As at March 31, 2025	As at March 31, 2024
Equity Shares		
10,000 [March 31, 2023:10,000] equity shares of Rs.10 each, fully paid up	1.00	1.00

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

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% Holding	Number of shares	% Holding
Equity Shares				
Keystone Realtors Limited	9,999	100%	9,999	100.00%

(vi) Shareholding of promoters are disclosed below:

Name of Promoters	Number of shares	% Total shares	% Changes during the year
As at March 31, 2025			
Keystone Realtors Limited	9,999	100%	0%
Boman Irani (As a Nominee of Keystone Realtors Limited)	1	0%	0%
As at March 31, 2024			
Keystone Realtors Limited	9,999	100%	0%
Boman Irani (As a Nominee of Keystone Realtors Limited)	1	0%	0%

6(b) - Reserves and surplus

Particulars	As at March 31, 2025	As at March 31, 2024
Retained earnings	(33.43)	(13.30)
Total	**(33.43)**	**(13.30)**

(i) Retained earnings

Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	(13.30)	(13.13)
Add: Net (loss) for the year	(20.13)	(0.17)
Closing balance	**(33.43)**	**(13.30)**

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

Note 7 - Borrowings

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured (repayable on demand)		
Loan from holding company (Refer Note No.15)	349.77	189.77
Loan related parties	36.59	36.59
Total	**386.36**	**226.36**

** Loan from holding company and related parties are repayable on demand and are interest free.*

Note 8 - Trade Payable

Particulars	As at March 31, 2025	As at March 31, 2024
Dues to micro and small enterprises	0.10	0.10
Dues to others	0.16	0.12
Total	**0.26**	**0.12**

Trade payable ageing schedules
Outstanding for the Year ended 31st March 2025 from the due date of payment

Particulars	MSME	Others
Not Due	0.10	-
Less than 1 year	-	0.16
1-2 year	-	-
2- 3 years	-	-
More the 3 years	-	-
Total	**0.10**	**0.16**

Trade payable ageing schedules
Outstanding for the Year ended 31st March 2024 from the due date of payment

Particulars	MSME	Others
Not Due	0.10	-
Less than 1 year	-	0.12
1-2 year	-	-
2- 3 years	-	-
More the 3 years	-	-
Total	**0.10**	**0.12**

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 (MSMED Act),

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

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

Note 9 - Changes in inventories of construction work in progress

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Opening Stock		
Construction work in progress	191.94	
Total (A)	**191.94**	**-**
Closing Stock		
Construction work in progress	191.94	
Total (B)	**191.94**	**-**
Total (B-A)	**-**	**-**

Note 10 - Other expenses

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Auditors' remuneration	0.10	0.10
Rates and taxes	0.03	0.07
Miscellaneous Expenses	20.00	-
Total	**20.13**	**0.17**

Note 10 (a) - Details of Auditors Remuneration

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

(All amounts in INR Lakhs, unless otherwise stated)

Note 11 - Taxation

11(a) - Income tax expense

Particulars	**Year ended 31st March 2025**	**Year ended 31st March 2024**
Current tax		
Current tax on profits for the year	-	-
Total current tax expense	**-**	**-**
Deferred tax		
Decrease/(increase) in deferred tax assets	-	-
Total deferred tax expense/(benefit)	**-**	**-**
Income tax expense	**-**	**-**

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

Particulars	**Year ended 31st March 2025**	**Year ended 31st March 2024**
Loss for the year	(20.13)	(0.17)
Statutory tax rate applicable	26.00%	26.00%
Tax expense at applicable tax rate	**(5.23)**	**(0.04)**
Deferred tax assets not created due to unavailability of sufficient future taxable profit	5.23	0.04
Income tax expense	**0.00**	**(0.00)**

11(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	33.19	13.06
Unlimited	-	-
Total	**33.19**	**13.06**

(All amounts in INR Lakh, unless otherwise stated)

Note 12 - Financial Value Measurements

Particulars	As at March 31, 2025	As at March 31, 2024
Financial assets - Amortised cost		
Cash and cash equivalents	7.95	2.34
Other financial assets	40.74	-
Total financial assets	**48.69**	**2.34**
Financial liabilities - Amortised cost		
Borrowings	386.36	226.36
Trade payables	0.26	0.12
Total financial liabilities	**386.62**	**226.48**

(ii) Fair value hierarchy
This section explains the judgements and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the financial statements.

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

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

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

The financial assets which are subsequently measured at amortised cost and other financial liabilties 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.

Note 13 - 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 of the concern principally consist of cash and cash equivalents. Therefore, credit risk is minimal.

(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 1 year	One to 4 Years	More than 4 years	Total
As at March 31, 2025				
Borrowings	386.36			**386.36**
Trade payables	0.26			**0.26**
	386.62	**-**	**-**	**386.62**
As at March 31, 2024				
Borrowings	226.36		-	**226.36**
Trade payables	0.22	-		**0.22**
	226.58	**-**	**-**	**226.58**

(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. The Company does not have any these kind of instruments.

Note 14 - Capital Management

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.

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 judgement 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.

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

Note 15 - Related party transactions

I Name of related parties and nature of relationship:

A) Where control exists
Holding Company: Keystone Realtors Limited

B) **Key Management Personnel ***
Kaizad Hateria
Nilesh Nimbalkar

II Transactions with related parties:

A) Transactions during the year

Particulars	**Year ended 31st March 2025**	**Year ended 31st March 2024**
Unsecured Loan taken		
Keystone Realtors Limited	221.00	464.77
Unsecured Loan Repaid		
Keystone Realtors Limited	61.00	275.00
Advance given for purchase of land		
Mr. Chandresh Mehta	113.56	-

B)

Outstanding balances	**As at March 31, 2025**	**As at March 31, 2024**
Loan from related parties *		
Keystone Realtors Limited	349.77	189.77
Partum Realtors Private Limited	36.59	36.59
Advances Oustanding for Purchase of Land		
Mr. Chandresh Mehta	113.56	

** Unsecured loan from related related parties are interest free.*
The transactions were done in the ordinary course of business and on normal terms and conditions.

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

Note 16 - Ratios Analysis and its elements

Particulars	As at March 31, 2025	As at March 31, 2024	% change	Remarks
Current Ratio	0.92	0.95	(3.13)	NA
Debt-Equity Ratio	(11.91)	(18.40)	(35.26)	Due to increase in loss
Debt Service Coverage Ratio	(0.05)	(0.00)	6836.82	Due to increase in loss
Return on Equity Ratio	0.90	0.02	5098.93	Due to increase in Avg Equity
Trade payables turnover ratio	0.67	0.94	-28.64	Due to increase in avg trade payable
Return on Capital employed	(0.06)	(0.00)	7145.38	Due to increase in loss

Elements of Ratio

Ratios	Numerator	Denominator	As at March 31, 2025		As at March 31, 2024	
			Numerator	Denominator	Numerator	Denominator
Current Ratio	Current Assets	Current Liability	354.19	386.62	214.28	226.58
Debt-Equity Ratio	Debt (Borrowing)	Total Equity	386.36	(32.43)	226.36	(12.30)
Debt Service Coverage Ratio	(Loss) for the period - Finance cost - Depreciation	Borrowings+ Interest Accrued on Borrowing	(20.13)	386.36	(0.17)	226.36
Return on Equity Ratio	(Loss) for the period	Average Total Equity	(20.13)	(22.36)	(0.17)	(9.82)
Trade payables turnover ratio	Total Purchase	Average trade payable	0.13	0.19	0.17	0.18
Return on Capital employed	(Loss) before tax + Finance cost	Total Equity + Debt (Borrowings) - Cash and cash equivalents	(20.13)	345.98	(0.17)	211.72

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

Note 17 - Segment Reporting
The Board of director 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 18 - Contingent liabilities
Contingent liabilities as at the close of the year - NIL (Previous year - NIL)

Note 19 - Earnings per share

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Basic earning per share		
Loss for the year	(20.13)	(0.17)
Weighted average number of equity shares	10,000	10,000
Basic earning per share	**(201.28)**	**(1.70)**
Diluted earning per share		
Loss for the year	(20.13)	(0.17)
Weighted average number of equity shares	10,000	10,000
Diluted earning per share	**(201.28)**	**(1.70)**

Note 20 - Audit Trail
As per the requirements of rule 3(1) of the Companies (Accounts) Rules 2014 the Company uses accounting software for maintaining its books of account that have a feature of recording audit trail of each and every transaction creating an edit log of each change made in the books of account along with the date when such changes were made within such accounting software. This feature of recording audit trail has operated throughout the year except for certain transactions, changes made through specific access and for direct database changes and no audit trail features were tampered during the year and have been preserved by the company as per the statutory requirement for record retention.

Note 21 - Additional regulatory information
i) Details of Benami property Held
No proceedings have been initiated on or are pending against the company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

ii) Borrowings secured against current assets
The Company has borrowings from banks and financial institutions on the basis of security of current assets. The Statements of current assets filed by the company if any with banks and financial institutions are in agreement with the books of accounts.

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

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

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

vi) Compliance with approved scheme(s) of arrangements
The company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

vii) Utilisation of borrowed funds and share premium
The company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:
a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries

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

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

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

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

xii) Utilisation of borrowings availed from banks and financial institutions
The borrowings obtained by the company from banks and financial institutions have been applied for the purposes for which such loans were was taken.

As per our attached report of even date

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

Naman Lakhotia
Digitally signed by Naman Lakhotia
Date: 2025.05.10 23:22:23 +05'30'

Naman Lakhotia
Partner
Membership No.: 435456

Place:- Mumbai
Date:
UDIN:

For and on behalf of the Board of Directors
Mirabile Realtors Private Limited
CIN: U70103MH2017PTC301800

KAIZAD JAMSHED HATERIA
Digitally signed by KAIZAD JAMSHED HATERIA
Date: 2025.05.10 15:53:47 +05'30'

Kaizad Hateria
Director
DIN: 07986933

Place:- Mumbai
Date:

NILESH BALKRISHNA NIMBALKAR
Digitally signed by NILESH BALKRISHNA NIMBALKAR
Date: 2025.05.10 15:56:16 +05'30'

Nilesh Nimbalkar
Director
DIN: 07987014

Place:- Mumbai
Date: