INDRAJIT PROPERTIES PRIVATE LIMITED
(CIN NO: U40100MH2011PTC215074)
BALANCE SHEET AS AT 31 Mar 2026

(₹ in Lakhs)

PARTICULARS	NOTE NO	AS AT 31-03-2026	AS AT 31-03-2025
ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment & Intangible Assets	4	10.49	9.44
(b) Right to Use Assets	5	5.61	4.99
(c) Investment Property	6	-	672.48
(d) Financial Assets			
(i) Investments	7	2,659.24	2,659.25
(e) Deferred Tax Asset (Net)	8	20.13	23.75
(f) Other Non-Current Assets	9	11.59	19.78
		2,707.06	**3,389.69**
2) Current assets			
(a) Financial Assets			
(i) Trade Receivables	10	167.92	65.88
(ii) Cash and cash equivalents	11	55.49	11.35
(iii) Bank balance other than (iii) above	11A	5.07	5.00
(iv) Short Term Loans and Advances	12	48,340.85	47,996.15
(b) Current Tax Assets (Net)	13	241.81	313.30
(c) Other Current Assets	14	46.91	165.08
		48,858.05	**48,556.77**
Total Assets		**51,565.11**	**51,946.45**
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	15	5.33	5.33
(b) Other Equity	16	30,640.94	31,138.72
		30,646.27	**31,144.06**
LIABILITIES			
Non-current liabilities			
(a) Financial Liabilities			
(i) Security Deposit	17	-	32.58
(ii) Lease Liability		3.59	6.47
(b) Provisions	18	52.41	27.00
(c) Other Non-Current Liabilities	19	-	6.56
		56.00	**72.61**
Current liabilities			
(a) Financial Liabilities			
(i) Lease Liability		2.27	-
(ii) Trade Payables	20		
(A) Total outstanding dues of micro enterprises and small enterprises; and			
(B)Total outstanding dues of creditors other than micro enterprises and small enterprises.	20A	23.68	85.91
(iii) Other Financial liabilities	21	20,698.42	20,443.06
(b) Other Current Liabilities	22	119.95	121.63
(c) Provisions	23	18.52	79.17
		20,862.84	**20,729.77**
Total Equity and Liabilities		**51,565.11**	**51,946.45**
Significant Accounting Policies	1		

see accompanying notes to the financial statements

As per our report of even date
For Todarwal & Todarwal LLP
Chartered Accountant
FR No: 111009W/W100231

For and on behalf of Board

Sunil Todarwal	Priyanka Agrawal	Richard Dias	Madhur R. Gupta
Partner	Company Secretary	Director	Director
Membership No. 032512	M.No.ACS 45692	DIN No.09561779	DIN No.006735907

Place : Mumbai
UDIN : 25032512BMMLWU2198
Date : 07 -05-2026

INDRAJIT PROPERTIES PRIVATE LIMITED

PROFIT & LOSS FOR THE PERIOD ENDED 31 MAR 2026

(₹ in Lakhs)

SR NO	PARTICULARS	NOTE NO	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
I	Revenue from operations	24	28.64	106.75
II	Other Income	25	1,645.95	2,887.59
III	Total Income (III)=I +II		1,674.59	2,994.34
IV	Expenses:			
	Employee Benefit Expense	26	1,550.29	890.49
	Finance Cost	27	78.37	43.87
	Depreciation and Amortization Expenses	28	12.57	69.34
	Other Expenses	29	519.69	607.21
	Total Expenses (IV)		2,160.92	1,610.91
V	Profit before Exceptional Items and tax (III-IV)		(486.33)	1,383.43
VI	Exceptional Items		-	-
VII	Profit after exceptional items and before tax (V - VI)		(486.33)	1,383.43
VIII	Tax expense:			
	(1) Current tax		-	-
	(2) Taxes of earlier years		21.05	4.27
	(3) Deferred tax		3.62	11.42
IX	Profit(Loss) from the period from continuing operations (VII-VIII)		(511.00)	1,367.73
X	Profit/(loss) from discontinued operations		-	-
XI	Tax expenses of discontinued operations		-	-
XII	Profit/(loss) from Discontinued operations (after tax) (X-XI)		-	-
XIII	Profit/(loss) for the period (IX+XII)		(511.00)	1,367.73
XIV	Other Comprehensive Income			
	A. i) Iterms that will be reclassified to statement of Profit & Loss		-	-
	ii) Income tax relating to items that will be reclassified to Statement of Profit and Loss		12.78	-
	B. i) Items that will not be reclassified to statement of Profit and Loss		-	-
	ii) Income tax relating to items that will not be reclassified to statement of Profit and Loss		-	-
XV	Total Comprehensive Income for the period (XIII+XIV)Comprising Profit (Loss) and Other.comprehensive Income for the period)		(498.22)	1,367.73
XII	Earning per equity share:			
	(1) Basic & Diluted	36	(958.08)	2,564.37
	Significant Accounting Policies	1		

The accompanying notes are an integral part of the Financial Statements.

As per our report of even date
For Todarwal & Todarwal LLP
Chartered Accountant
FR No: 111009W/W100231

Todarwal & Todarwal LLP Regn. No. 111009W/W100231 Chartered Accountants

Sunil Todarwal
Partner
Membership No. 032512

INDRAJIT PROPERTIES PVT. LTD.

For and on behalf of Board

Priyanka Agrawal	**Richard Dias**	**Madhur R. Gupta**
Company Secretary	Director	Director
M.No.ACS 45692	**DIN No.09561779**	**DIN No.006735907**

Place : Mumbai
UDIN : 25032512BMMLWU2198
Date : 07 -05-2026

	INDRAJIT PROPERTIES PRIVATE LIMITED CASH FLOW STATEMENT FOR THE PERIOD ENDED 31 MAR 2026		
			(₹ in Lakhs)
	PARTICULARS	**YEAR ENDED 31-03-2026**	**YEAR ENDED 31-03-2025**
A	**CASH FLOW FROM OPERATION ACTIVITIES**		
	Net Profit before tax & extraordinary items	**(486.33)**	**1,383.43**
	Adjustments for :		
	Depreciation	12.57	69.34
	Finance Cost	73.31	43.87
	Dividend Received	(0.31)	-
	Share in Profit of LLP	0.02	
	Movement in OCI (Net) during the year	12.78	-
	Profit on sale of properties	(409.16)	-
	Interest Income	(3.68)	
	IND AS - Interest Income	(0.07)	-
	Lease Expenses Lessee Ind As	2.51	18.69
	lease liabilities	(0.61)	-
	Lease Rent -	(16.70)	(19.80)
	Lease Financing Charges	5.06	
	Sundry balance Written Back	(34.07)	-
	Operating Profit before working capital changes	**(844.68)**	**1,495.52**
	Adjustments for :		
	Decrease/(Increase) in Trade receivables	(102.04)	107.77
	Decrease in Other Current Assets	118.17	27,297.47
	(Increase)/Decrease in Short Term Loans loans and advances	(344.70)	(42,278.67)
	Decrease in Other Long Term Liabilities	(6.56)	
	Decrease in Other Current Liabilities	(1.69)	(15,265.00)
	Increase in Other financial liabilties	255.36	20,443.06
	Decrease in Short Term Provisions	(60.65)	(2.06)
	Increase/ (Decrease) in Long Term Provisions	25.41	(1.65)
	Decrease in Trade Payables	(28.59)	(35.00)
	Cash (used in) / Generated from Operations	**(989.97)**	**(8,238.55)**
	Income Tax (Refund) /Paid	50.44	27.82
	Cash Flow Before Extraordinary Items	**(939.53)**	**(8,210.73)**
	Extraordinary Items :		
	Net Cash (Used in) / From Operating Activities (A)	**(939.53)**	**(8,210.73)**
B	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of Fixed Assets	(4.18)	2.57
	Dividend Received	0.31	
	Interest income	3.68	
	Receipt of security deposit	8.19	-
	Proceeds from sale of Property	1,081.64	1,231.66
	Net Cash (Used In) / From Investing Activities	**1,089.64**	**1,234.23**

Todarwal & Todarwal LLP
Regn. No. 111009W/ W100231
Chartered Accountants

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED
CASH FLOW STATEMENT
FOR THE PERIOD ENDED 31 MAR 2026

(₹ in Lakhs)

C	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Repayment of Security Deposit	(32.58)	(24.13)
	Repayment of Long Term Borrowing	(0.02)	6,998.63
	Loan given	-	-
	Interest & Other Charges paid	(73.31)	(43.87)
	Net Cash (Used In) / From financial activities :-	**(105.91)**	**6,930.63**
	INSCO CASH AS ON 31.07.2024		
	Net Increase (decrease) in cash and cash equivalents (A+B+C)	**44.21**	**(45.88)**
	Cash & Cash equivalents as at the beginning of the year	**16.35**	**62.23**
	Cash & Cash equivalents of Marged Entities as at 01.08.2024	**-**	**-**
	Cash & Cash equivalents as at the end of the year	**60.56**	**16.35**
	Components of Cash and Cash equivalents		
	Cash on hand	0.49	0.15
	Balance with Banks	60.07	16.20
	Total Cash & Cash equivalents	**60.56**	**16.35**

Notes :

1 Cash flow statement has been prepared following the indirect method except in case of dividend paid/received and
2 Cash and cash equivalents represent cash and bank balances and Current Investment held for less than 3 months.
3 Previous years figures have been regrouped / reclassified wherever applicable.
4 Figures in brackets represent outflows.

Aa Per our report of even date
For Todarwal & Todarwal LLP
Chartered Accountant
FR No:111009W/ W100231

For and on behalf of Board

Sunil Todarwal
Partner
Membership No. 032512

Priyanka Agrawal
Company Secretary
M.No.ACS 45692

Richard Dias
Director
DIN No.09561779

Madhur R. Gupta
Director
DIN No.006735907

Place : Mumbai
UDIN : 25032512BMMLWU2198
Date : 07 -05-2026

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 04 Property, Plant and Equipment & Intangible Assets

(₹ in Lakhs)

Sr. No	Particulars	Gross Block				Depreciation				Net Block	
		As at 01 st April 2025	Addition during the year	Deduction during the year	AS AT 31-03-2026	As at 01 st April 2025	For The Period	Deduction during the year	AS AT 31-03-2026	AS AT 31-03-2026	As at 31st March 2025
	Tangible Assets										
1	Plant & Machinery	18.28	-	-	**18.28**	17.37	-	-	**17.37**	**0.91**	**0.91**
2	Office Equipments	4.08		-	**4.08**	3.22	0.30	-	**3.52**	**0.56**	**0.87**
3	Vehicle	26.01	-	-	**26.01**	25.48	-	-	**25.48**	**0.53**	**0.53**
4	Computer	20.00	1.60	-	**21.60**	14.93	2.17	-	**17.10**	**4.49**	**5.06**
5	Furniture & Fixure	2.67	0.45	-	**3.12**	0.61	0.28	-	**0.88**	**2.24**	**2.06**
	Intangible Assets										
6	Computer Software	-	2.13	-	**2.13**	-	0.38	-	**0.38**	**1.75**	**-**
	Total	**71.04**	**4.18**	**-**	**75.22**	**61.61**	**3.13**	**-**	**64.73**	**10.49**	**9.44**

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2025

Note : 04 Property, Plant and Equipment & Intangible Assets

(₹ in Lakhs)

Sr. No	Particulars	Gross Block				Depreciation				Net Block	
		As at 1st April 2024	Addition during the year	Deduction during the year	As at 31 st Mar 2025	As at 1st April 2024	For The Year	Deduction during the year	As at 31 st Mar 2025	As at 31st Mar 2025	As at 31st March 2024
	Tangible Assets										
1	Plant & Machinery	18.28	-	-	**18.28**	17.37	-	-	**17.37**	**0.91**	**0.91**
2	Office Equipments	10.43	-	6.35	**4.08**	2.91	0.30	-	**3.22**	**0.87**	**7.52**
3	Vehicle	26.01	-	-	**26.01**	24.71	0.77	-	**25.48**	**0.53**	**1.30**
4	Computer	16.21	3.78	-	**20.00**	13.86	1.07	-	**14.93**	**5.06**	**2.35**
5	Furniture & Fixure	2.67	-	-	**2.67**	0.35	0.25	-	**0.61**	**2.06**	**2.32**
	Total	**73.61**	**3.78**	**6.35**	**71.04**	**59.20**	**2.40**	**-**	**61.60**	**9.44**	**14.41**

Todarwal & Todarwal LLP Regn. No. 111009W/W100231 Chartered Accountants

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 05 Right To Use Assets (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Office Premises - Gross Block (At Cost)		
Opening Balance	12.21	19.94
Change in Accounting Policy or Prior Period Errors- IND AS 8	-	-
Depreciation and Impairment	(6.60)	(14.96)
Deletions	-	-
Net Block (Total)	**5.61**	**4.99**

Note : 06 investment Property (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
(The Qube)		
At the Beginning of the year	672.48	1,956.08
Impact of the depreciation on investment property for FY 2017-18.	-	-
Restated Balance As on 1st April,2018	**672.48**	**1,956.08**
(+) Additions during the current year	0.03	122.66
	672.50	**2,078.74**
Less :- Sales of Immovable Properties	(672.50)	(1,354.28)
(-) Depreciation as per IND AS 40 read with IND AS 16	-	(51.98)
(-) Prior period depreciation	-	-
Balance At the Closing of the year	**0.00**	**672.48**
(Matoshree Pride)*		
At the Beginning of the year	-	-
(+) Additions during the current year	-	-
	-	-
(-) Transferred during the current year	-	-
Balance At the Closing of the year	-	-
Total	**-**	**672.48**

Todarwal & Todarwal LLP Regn. No. 111009W/ W100231 Chartered Accountants

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 07 Investment- Non Current (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
A)Investment Measured at Fair Value through Other Comprehensive Income		
(I) In Equity Shares of Other Companies Unquoted, Fully Paid Up		
Lloyds Realty Developers Ltd		
5,55,90,000 (PY NIL) Fully paid up Equity Shares of `10 each	2,550.00	2,550.00
Crosslink Food And Farms Pvt. Ltd		
31,51,915 (PY NIL) Fully paid up Equity Shares of `10 each		
Total (I)	**2,550.00**	**2,550.00**
(II) In Preference Shares Unquoted, Fully Paid Up		
Unity Small Finance Bank Ltd.		
3,05,200 (PY 3,05,200) Fully paid up 1% Pref. Perpetual Preferential Shares of ` 10/- each	30.52	30.52
Total (II)	**30.52**	**30.52**
Total of Investments Measured at Fair Value through Comprehensive Income(I)+(II)	**2,580.52**	**2,580.52**
B)Other Investments measured at Fair Value through Other Comprehensive Income		
In Share Warrant Unquoted, Fully Paid Up		
Unity Small Finance Bank Ltd.		
7,63,000 (PY 7,63,000) Fully paid up Shares Warrant of ` 1/- each	7.63	7.63
In Optionally Fully Convertible Debenture, Fully Paid Up		
70,000 Fully Converted Debenture in La - Artique Pvt. Ltd.	70.00	70.00
Investment in LLP		
Investment In Freelance Infraelex Llp	1.09	1.10
Investment in Aeon Trading LLP	-	-
Total of Other Investments measured at Fair value through Other Comprehensive Income(B)	**78.72**	**78.73**
Aggregate amount of Investments Total(A+B)	**2,659.24**	**2,659.25**

Particulars	AS AT 31-03-2026	AS AT 31-03-2025
Aggregate amount of quoted investments	-	-
Market Value of quoted investments	-	-
Aggregate amount of unquoted Investments	2,659.24	2,659.25
Aggregate provision for diminuition in value of investments	-	-

Todarwal & Todarwal LLP Regn. No. 111009W/ W100231 Chartered Accountants

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 8 Deferred Tax Assets/Liability		(₹ In Lakhs)
PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Gross deferred tax liability	23.75	35.17
Deferred Tax Liability		
Timing Difference due to difference in carrying amount of fixed assets.	-	
Gross deferred tax liability	23.75	35.17
Deferred tax asset		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purpose on payment basis	3.62	11.42
Provision for diminution in the value of investments	-	-
Gross Deferred tax asset	3.62	11.42
Deferred tax asset/ (liability) during the year - Exp		
Net deferred tax asset/ (liability)		
Closing Deferred Tax Asset / (Liability)	20.13	23.75

Note : 09 Other Non-Current Assets		(₹ In Lakhs)
PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Advance Given (Unsecured - Considered Good)	-	1.04
Security Deposit	11.59	12.81
Lease Rent Receivable- IND AS	-	1.65
Security Deposit Receivable from Lessee - Ind AS	-	4.29
Total	11.59	19.78

Todarwal & Todarwal LLP Chartered Accountants Regn. No. 111009W/ W100231

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE YEAR ENDED 31 MAR 2026

Note : 10 Trade Receivables - Current (₹ In Lakhs)

PARTICULARS	AS AT 31-03-26	AS AT 31-03-25
Unsecured, considered good	167.92	65.88
Credit impaired		-
	167.92	65.88
Less: Less : Loss Allowance	-	-
Total	**167.92**	**65.88**

Ageing for trade receivables- current outstanding as at 31 March 2026

Particulars	Outstanding for following periods from due date of payment						Total
	Not due	Less than 6 months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Trade receivables - Billed							
Undisputed trade receivables –considered good		161.41	0.24	0.35	-	5.92	167.92
Undisputed trade receivables –which have significant increase in credit risk					-	-	-
Undisputed trade receivables – credit impaired					-	-	-
Disputed trade receivables – considered good					-	-	-
Disputed trade receivables – which have significant increase in credit risk					-	-	-
Disputed trade receivables – credit Impaired					-	-	-
Total					-	**5.92**	**167.92**
Less: Allowance for doubtful trade receivables – Billed		-	-	-	-	-	-
Trade receivables		-	-	-	-	**5.92**	**167.92**

Ageing for trade receivables- current outstanding as at 31 Mar 2025

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Trade receivables - Billed							
Undisputed trade receivables –considered good		45.70	-	14.26	5.92	-	65.88
Undisputed trade receivables –which have significant increase in credit risk		-	-	-	-	-	-
Undisputed trade receivables – credit impaired		-	-	-	-	-	-
Disputed trade receivables – considered good		-	-	-	-	-	-
Disputed trade receivables – which have significant increase in credit risk		-	-	-	-	-	-
Disputed trade receivables – credit Impaired		-	-	-	-	-	-
Total		**45.70**	-	**14.26**	**5.92**	-	**65.88**
Less: Allowance for doubtful trade receivables – Billed		-	-	-	-	-	-
Trade receivables		**45.70**	-	**14.26**	**5.92**	-	**65.88**

Todarwal & Todarwal LLP Regn. No. 111009W/ W100231 Chartered Accountants

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 11 Cash and cash equivalents (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Bank Balances & Cash on Hand		
In Current Account	55.00	11.20
Cash-In-Hand	0.49	0.15
Total	55.49	11.35
Total		

Note : 11A Bank balance other than (iii) above (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
In Fixed Deposit Account*	5.07	5.00
Total	5.07	5.00

Note : 12 Short Term Loans & Advances (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Loan to Related Party	20,554.52	690.92
Loan to Others	27,786.33	47,305.24
Total	48,340.85	47,996.15

Note : 13 Current Tax Assets (Net) (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Advance Income Tax/Refund Due (Net of Provision)	-	80.26
TDS Receivable	241.81	233.04
Total	241.81	313.30

Note : 14 Other Current Assets (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Advance For Exp	30.03	13.31
Prepaid Expenses	2.92	3.27
Employee Imprest	0.17	-
Goods And Service Tax (Net)	12.90	147.53
Lease Deposit	0.53	-
Prepaid Lease Expenses IND AS	0.13	0.11
Other Receivable	0.23	0.86
Total	46.91	165.08

Todarwal & Todarwal LLP * Chartered Accountants * Regn. No. 111009W/ W100231

INDRAJIT PROPERTIES PVT. LTD. *

INDRAJIT PROPERTIES PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAR 2026

Note : 15 Equity Share capital

(₹ in Lacks)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
AUTHORIZED CAPITAL		
701,00,000 Equity Shares of ₹10/- each (P.Y. 7,01,000 Equity Shares of `10/- each)	7,010.00	7,010.00
	7,010.00	**7,010.00**
ISSUED, SUBSCRIBED & PAID UP CAPITAL		
53,337 Equity Shares of ₹10/- each fully paid up (P.Y. 53,337 Equity Shares of `10/- each fully paid up)	5.33	5.33
Total Share Capital	**5.33**	**5.33**

Note :

(i) Reconciliation of the shares outstanding at the beginning and at the end of the year.

PARTICULARS	AS AT 31-03-2026		AS AT 31-03-2025	
Equity Shares	No. of Shares	(₹ in lakhs)	No. of Shares	(₹ in lakhs)
Shares outstanding at the beginning of the year	53,337	5.33	50,000	5.00
Shares issued during the year	-	-	3,337	0.33
Shares outstanding at the end of the year	**53,337**	**5.33**	**53,337**	**5.33**

(ii) Terms/rights attached to equity shares

The company has only one class of shares having a par value at ₹10/- per share. Each holder of equity shares is entitled to one vote per share

(iii) Details of shareholders holding more than 5% of Equity Shares in the Company.

Name of Shareholder	AS AT 31-03-2026		AS AT 31-03-2025	
	No. of Shares	% holding	No. of Shares	% holding
Lloyds Enterprises Limited	21,472	40.26	21,472	40.26
Lloyds Realty Developers Limited	31,864	59.74	31,864	59.74

Todarwal & Todarwal LLP
Regn. No. 111009W/ W100231
Chartered Accountants

INDRAJIT PROPERTIES PVT. LTD.

INDRAJIT PROPERTIES PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 16 Other Equity (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
(a) General Reserve	22,472.65	22,472.65
Less : Ind As Adjustment (Changes in Lease Liability)	-	-
General Reserve	**22,472.65**	**22,472.65**
(b) Securities Premium	2,731.72	756.00
Add : Securities Premium During the Year	-	1,975.72
Securities Premium	**2,731.72**	**2,731.72**
(c) Retained Earnings		
Balance as per last financial statements	6,894.15	5,526.42
Change in Accounting Policy or Prior Period Errors- IND AS 8		-
Error in depreciation		
Profit / (Loss) Account	0.43	
Reserves Under Merger		
Restated Balance	**6,894.58**	**5,526.42**
Add: Profit / (Loss) for the year	(511.00)	1,367.73
Net Surplus /(Deficit) in the statement of Profit & Loss	**6,383.58**	**6,894.15**
(d) Capital Reserve	(976.05)	(976.05)
Capital Reserve	**(976.05)**	**(976.05)**
(f) Other Comprehensive Income (OCI)		
As per last Financial Statement	16.26	16.26
IND AS Adjustment		
Add: Movement in OCI (Net) during the year	12.78	-
Other Comprehensive Income	**29.04**	**16.26**
Total Reserve & Surplus	**30,640.94**	**31,138.72**

Note : 17 Security Deposit (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Deposits from Tenant	-	32.58
Total	-	**32.58**

Note : 18 Provisions- Long Term (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Provision For Gratuity	33.87	25.39
Provision For Expenses Leave Encashment	18.54	1.61
Total	**52.41**	**27.00**

Note : 19 Other Non-Current Liabilities (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Defered Lease Liabilities	-	6.56
Total	-	**6.56**

Todarwal & Todarwal LLP ★ Chartered Accountants ★ Regn. No. 111009W/ W100231

INDRAJIT PROPERTIES PVT. LTD. ★

INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE YEAR ENDED 31 MAR 2026

Note 20 : Trade Payables (₹ in Lakhs)

Particulars	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
a) total outstanding dues of micro enterprises and small enterprises; and		
b) total outstanding dues of creditors other than micro enterprises and small enterprises	23.68	85.91
Total - Provisions	23.68	85.91

Ageing for trade payables outstanding as at 31 MAR 2026 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 1 year	1-2 years	2-3 years	3 - 5 years	more than 5 years	
Trade payables						
MSME*	-	-	-	-	-	-
Others	16.32	-	3.86	3.50	-	23.68
Disputed dues - MSME*	-	-	-	-	-	-
Disputed dues – Others	-	-	-	-	-	-
Total	16.32	-	3.86	3.50	-	23.68

*MSME as per the Micro, Small and Medium Enterprises Development Act, 2006

Ageing for trade payables outstanding as at March 31, 2025 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 1 year	1-2 years	2-3 years	3 - 5 years	more than 5 years	
Trade payables						
MSME*	-	-	-	-	-	-
Others	12.30	62.92	0.17	5.92	4.60	85.91
Disputed dues - MSME*	-	-	-	-	-	-
Disputed dues – Others	-	-	-	-	-	-
Total	12.30	62.92	0.17	5.92	4.60	85.91

*MSME as per the Micro, Small and Medium Enterprises Development Act, 2006

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INDRAJIT PROPERTIES PVT LTD

INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 21 Other Financial Liabilties (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Advance received from body corporate	20,698.42	20,443.06
Total	**20,698.42**	**20,443.06**

Note : 22 Other Current Liabilities (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Income Received in Advance	0.64	21.03
Expenses Payable	1.42	-
Statutory Dues (Including PF,TDS & Other)	26.47	22.73
Salary Payable	85.13	67.42
Deposits from Tenant- Current	6.29	6.29
Other Payables - Current	-	4.17
Total	**119.95**	**121.63**

Note : 23 Provisions - Current (₹ in Lakhs)

PARTICULARS	AS AT 31-03-2026	AS AT 31-03-2025
Provision for Expenses	0.74	0.55
Provision for Income Tax	-	58.98
Provision for Gratuity (Short Term)	9.20	19.59
Provision for Leave Encashment	8.58	0.05
Total	**18.52**	**79.17**

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INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 24 Revenue from Operations (₹ in Lakhs)

SR NO	PARTICULARS	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
1	Rental Income	28.64	106.75
	Total	**28.64**	**106.75**

Note : 25 Other Income (₹ in Lakhs)

SR NO	PARTICULARS	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
1	Other Rent Received	28.25	26.59
2	Dividend Income	0.31	0.31
3	Interest on Income Tax Refund	0.01	6.15
4	Interest Income	3.68	588.65
5	Sundry Balance Written Back	28.31	1.24
6	IND AS - Interest Income	0.07	0.37
7	Adminstration Charges Received	25.64	19.23
8	Profit on Sale of Properties	409.16	802.57
9	Labour Supply	1,129.96	399.08
10	Defered Lease Income	-	2.41
11	Income From Share Buy-Back	-	1,040.13
12	Discount Received	-	0.23
13	Other Income	20.58	0.64
	Total	**1,645.95**	**2,887.59**

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INDRAJIT PROPERTIES PVT. LTD.

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NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 26 Employees Benefit Expenses (₹ in Lakhs)

SR NO	PARTICULARS	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
	Salaries, Bonus, PF & ESIC :-		
1	Salaries & Allowances	1,502.76	834.10
2	Gratuity Expenses	44.15	52.88
3	Staff welfare	3.38	3.51
	Total	**1,550.29**	**890.49**

Note: 27 Financial Cost (₹ in Lakhs)

SR NO	PARTICULARS	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
1	Interest Expenses on ICD	73.31	38.42
2	Lease Financing Charges	5.06	5.45
	Total	**78.37**	**43.87**

Note: 28 Depreciation and Amortization Expenses (₹ in Lakhs)

SR NO	PARTICULARS	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
1	Depreciation and Impairment	3.13	2.40
2	Depreciation on Right to Use (Refer Note No.05)	6.59	14.96
3	Depreciation on Investment Property (Refer Note No.06)	2.85	51.98
	Total	**12.57**	**69.34**

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INDRAJIT PROPERTIES PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS AT & FOR THE PERIOD ENDED 31 MAR 2026

Note : 29 Other Expenses (₹ in Lakhs)

SR NO	PARTICULARS	YEAR ENDED 31-03-2026	YEAR ENDED 31-03-2025
1	Conveyance / Travelling Expenses	211.86	159.50
2	Donations	0.05	-
3	Electricity Charges	2.45	2.08
4	Postage, Telephone & Telex Charges	0.11	0.25
5	Printing & Stationery	0.80	0.37
6	Brokerage & Commission Charges	2.25	11.70
7	Legal & Professional Fees	126.38	65.83
8	**Auditor's Remuneration**		
	For Statutory Audit	0.50	1.10
9	**Rates, Duties & Taxes**		
	For Municipal Tax	0.57	14.93
	For Rates, Fees & Taxes		0.55
10	Advertisement & Publicity	88.77	148.27
11	Sundry Expenses	4.82	41.12
12	Demat Charges	0.13	-
13	Maintenance Expenses	8.80	30.56
14	Administration Charges	3.05	1.06
15	Lease Rent Paid	14.93	15.56
16	Security deposit -IND AS w/off	2.51	13.28
17	Rent Charges	16.70	1.55
18	GST Expenses	0.43	22.91
19	Lease Expenses Lessee Ind As	-	0.34
20	Membership & Subscription Charges	8.95	30.49
21	Share in Profit of LLP	0.02	-
22	Sundry Balance W/off	-	24.24
23	Bank Charges	0.18	0.27
24	CSR EXPENSE	25.00	20.50
25	Insurance Expenses	0.43	0.76
	Total	**519.69**	**607.21**

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