

**INDEPENDENT AUDITORS' REPORT**

**To the members of Kilai Builders Private Limited**  
**Report on the Audit of the Standalone Financial Statements**

**Opinion**

We have audited the accompanying standalone financial statements of Kilai Builders Private Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant 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 sec 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 31 March 2025, its loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

**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 Companies Act 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone 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 independence requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act 2013 and the Rules 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 we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit 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 audit report.

**Information Other than the Financial Statements and Auditor's Report Thereon**

The Company's Board of Directors and the Management are responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report and Shareholder's Information, but does not include the financial statements and our auditor's report thereon.

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





In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

When we read these reports if we conclude that there is material misstatement therein, we are required to communicate the matter with those charged with governance.

### **Responsibility of Management for Financial Statements**

The Company's Board of Directors and the Management are responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income / loss, changes in equity and cash flows of the Company in accordance with 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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 and the Management are responsible for overseeing the Company's financial reporting process.

### **Auditor's 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.





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- 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 Companies Act, 2013, we are also responsible for expressing our opinion 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 standalone 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Report on Other Legal and Regulatory Requirements

1. 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 A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. Further to our comments in Annexure A, as required under section 143 (3) of the Act, based on our audit, we report that, to the extent applicable that:





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- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- b. In our opinion, proper books of accounts 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, Statement of Profit and Loss (including the Statement of Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows dealt with by this Report are in agreement with the books of accounts.
- d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of written representations received from the directors as on 31 March 2025, and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure B to this report.
- g. With respect to the other matters to be included in the Auditors' Report in accordance with the requirements of section 197(16) of the Act, as amended:  
  
In our opinion and to the best of our information and according to explanations given to us, the Company has not paid managerial remuneration to its directors during the year, therefore reporting requirements of section 197(16) does not arise.
- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company has disclosed the impact of pending litigations on its financial position. Refer note 21 to the financial statements.
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2025.
  - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in aggregate), other than the ones disclosed in note 24(i) to the financial statements, 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 aggregate), other than the ones disclosed in



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note 24(ii) the financial statements, 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 did not propose, declare, or pay dividends during the year ended 31 March 2025.
- vi. Based on our examination, which included test checks, the Company has used an accounting software for maintaining its books of accounts for the year ended 31 March 2025, which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of the audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

**for B. Purushottam & Co.**  
**Chartered Accountants**

Firm's Registration No. 002808S



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**B. Mahidhar Krishna**  
**Partner**

Membership No. 243632  
UDIN: 25243632BMKYGM8892

Place: Chennai  
Date: 05 May 2025



**Annexure A to the Independent Auditor's report of even date to the members of Kilai Builders Private Limited, on the financial statements for the year ended 31 March 2025**

**(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

Based on the audit procedures performed for the purpose of reporting a true and fair view of the financial statements of the Company and taking into consideration the information and explanations given to us and the books of accounts and other records examined by us, in the normal course of audit, and to the best of our knowledge, we report that:

- (i) the Company does not have property, plant and equipment and intangible assets during the year and hence reporting under clause 3(i) and its sub-clauses, of the Order is not applicable.
- (ii) (a) the Company's inventory primarily comprises of construction work-in-progress and land stock. The requirements under clause 3(ii)(a) of the Order are not applicable for construction work-in-progress. For the other inventory comprising of land stock, the Company has a program of physical verification at reasonable intervals which, in our opinion is reasonable having regard to the size of the Company and nature of its inventory. According to the information and explanations given to us, no material discrepancies were noticed on such verification
- (b) the Company has not been sanctioned working capital limits in excess of INR 5 crores, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable
- (iii) the Company has not made investments or provided guarantee or security or granted loans or advances, secured or unsecured, to Companies, Firms, Limited Liability Partnerships or any other parties, during the year and hence reporting under clause 3(iii) and its sub-clauses, of the Order is not applicable.
- (iv) the Company has not given loans or made investments or given guarantees or security in respect of which provisions of section 185 and 186 of the Act are applicable. Hence reporting under clause 3(iv) of the Order is not applicable.
- (v) the Company has not accepted any deposits from the public and hence the directives issued by RBI and the provisions of section 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015. Hence, reporting under clause 3(vi) of the Order is not applicable.
- (vi) we have broadly reviewed the books of accounts maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained.



(vii) in respect of statutory dues:

- (a) the Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and service tax, duty of customs, cess and other material statutory dues applicable to it with the appropriate authorities. There following income-tax dues were outstanding as on 31 March 2025 for a period of more than six months from the date on which they became payable. These were subsequently paid by the Company on 10 May 2025:

(INR in million)

Name of the statute	Nature of the dues	Amount (Rs.)	Period to which the amount relates	Due date	Date of Payment
Income Tax	TDS	0.12	FY 2024-25	07-11-2023	10-05-2025
Income Tax	TDS	0.205	FY 2024-25	07-06-2024	10-05-2025
Income Tax	TDS	0.013	FY 2024-25	07-07-2024	10-05-2025
Income Tax	TDS	0.378	FY 2024-25	07-11-2024	10-05-2025

- (b) there are no statutory dues referred to in sub clause (a) which have not been deposited with the appropriate authorities on account of any dispute.

(viii) there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

- (ix) (a) the Company has availed loans from its holding company (year-end outstanding balance: INR 585.066 million; previous year: INR 327.891 million) which are repayable on demand. Interest payable on these loans, net of TDS, amounts to INR 36.016 million (previous year: INR 12.987 million). An amount of INR 12.987 million pertaining to the previous financial year was paid during the current year, while INR 36.016 million relating to the current year remains unpaid as of the reporting date.
- (b) the Company has not been declared a willful defaulter by any bank of financial institution or government or any government authority.
- (c) the Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence reporting under clause 3(ix)(c) of the Order is not applicable.
- (d) on an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- (e) on an overall examination of the financial statements of the Company, the Company has not taken funds from any entity or person on account of or to meet the obligations of its subsidiaries / joint ventures / associate companies.
- (f) the Company has not raised loans during the year and hence reporting under clause 3(ix)(f) is not applicable.





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- (x) (a) the Company has not raised money by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order defaulted during the year in repayment of dues to any lender during the year.
- (b) the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (xi) (a) no fraud by the Company and no fraud on the Company has been noticed or reporting during the year.
- (b) no reporting 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 date of this report.
- (c) as informed by the Company, there were no whistle-blower complaints received during the year.
- (xii) the Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion, the Company is in compliance with sections 177 and 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
- (xiv) (a) the Company does not have an internal audit system and is not required to have an internal audit system as per section 138 of the Act.
- (b) as reported under sub-clause (a) above, the Company did not have an internal audit system for the period under audit.
- (xv) the Company has not entered into any non-cash transactions its directors or persons connected with its directors and hence provisions of section 192 of the Act are not applicable to the Company.
- (xvi) in our opinion, the Company is not required to registered under section 45-IA of the Reserve Bank of India Act, 1934 and there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and hence reporting under clause 3(xvi) and its sub-clauses of the Order is not applicable.
- (xvii) the Company has incurred cash losses of INR 7.014 million during the financial year covered by our audit whereas no such cash losses were incurred in the immediately preceding financial year.
- (xviii) there has been no resignation of the statutory auditors of the Company during the year.
- (xix) on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 indicating that 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





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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 Company does not have any unspent amounts towards Corporate Social Responsibility in respect of other than ongoing projects as at the end of the financial year and hence reporting under clause 3(xx) of the Order is not applicable.



**for B. Purushottam & Co.**  
**Chartered Accountants**

Firm's Registration No. 002808S

**B. Mahidhar Krrishna**  
**Partner**

Membership No. 243632

UDIN: 25243632BMKYGM8892

Place: Chennai

Date: 05 May 2025



**Annexure B: Independent Auditors' Report on the Internal Financial Controls with reference to the financial statements under clause (i) of sub-section (3) of section 143 of the Companies Act, 2013 ("the Act")**

In conjunction with our audit of the standalone financial statements of Kilai Builders Private Limited ("the Company") for the year ended 31 March 2025, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

**Responsibilities of Management and Those Charged with Governance for Internal Financial Controls**

The Company's Board of Directors and the Management are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility for the Audit of Internal Financial Controls with Reference to Financial Statements**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, 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 system over financial reporting.

**Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting 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 over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that





transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting 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, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.



for **B. Purushottam & Co.**  
**Chartered Accountants**

Firm's Registration No. 002808S

**B. Mahidhar Krrishna**  
**Partner**

Membership No. 243632  
UDIN: 25243632BMKYGM8892

Place: Chennai  
Date: 05 May 2025



**Kilai Builders Private Limited**  
CIN No.U45200TN2006PTC061228  
Balance sheet as at March 31, 2025

	Notes	As at 31-Mar-25 ₹ million	As at 31-Mar-24 ₹ million
<b>Assets</b>			
<b>Non- current assets</b>			
Income tax -Asset (net)		2.581	1.641
		<b>2.581</b>	<b>1.641</b>
<b>Current assets</b>			
Inventories	4	736.216	385.018
Financial assets			
Trade receivables	5	0.047	0.185
Cash and cash equivalents	6	0.804	1.999
Bank balance other than cash and cash equivalents	6	16.762	18.404
Other current assets	7	29.059	152.500
		<b>782.888</b>	<b>558.106</b>
<b>Total assets</b>		<b>785.469</b>	<b>559.747</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
Equity share capital	8	0.500	0.500
Other equity	9	190.606	197.399
<b>Total equity</b>		<b>191.106</b>	<b>197.899</b>
<b>Current liabilities</b>			
Financial liabilities			
Borrowings	10	543.930	314.100
Trade payables			
- Total outstanding dues of micro enterprises and small enterprises, and		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
Other current financial liabilities	11	41.819	13.876
Other current liabilities	12	8.614	33.872
		<b>594.363</b>	<b>361.848</b>
<b>Total liabilities</b>		<b>594.363</b>	<b>361.848</b>
<b>Total equity and liabilities</b>		<b>785.469</b>	<b>559.747</b>
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For B.Purushottam & Co.,  
ICAI Firm registration number:002808S  
Chartered Accountants

B. Mahidhar Krishna  
Partner  
Membership No.: 243632

Place: Chennai, India  
Date:05-05-2025



For and on behalf of the Board of Directors of  
Kilai Builders Private Limited

Ravi K R  
Director  
DIN: 08940932

Vasudevan Kannan  
Director  
DIN: 06851539

Place: Chennai, India  
Date:05-05-2025



WDIN: 25243632BMKYGM8892



**Kilai Builders Private Limited**

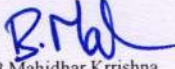
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Statement of profit and loss for the year ended March 31, 2025

	Notes	31-Mar-25 ₹ million	31-Mar-24 ₹ million
Revenue from operations	13	56.387	80.851
Finance income	14	1.237	1.271
<b>Total income</b>		<b>57.624</b>	<b>82.122</b>
<b>Expenses</b>			
Land purchase cost		368.347	161.620
(Increase)/ decrease in inventories of land stock and work-in-progress	15	(351.198)	(130.062)
Other expenses	16	7.546	2.856
Finance cost	17	40.049	14.434
<b>Total expenses</b>		<b>64.744</b>	<b>48.848</b>
<b>Profit before tax</b>		<b>(7.120)</b>	<b>33.274</b>
Tax expenses			
Current tax		-	8.765
Tax relating to prior years		(0.327)	(0.126)
<b>Income tax expense</b>		<b>(0.327)</b>	<b>8.639</b>
<b>Profit for the year</b>		<b>(6.793)</b>	<b>24.635</b>
<b>Other comprehensive income for the year, net of tax</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year attributable to owners of the Company</b>		<b>(6.793)</b>	<b>24.635</b>
<b>Earnings per equity share [nominal value of ₹ 10 (Previous year - ₹ 10)]</b>			
Basic and Diluted in Rupees	23	(135.857)	492.692
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements.  
As per our report of even date

For B Purushottam & Co.,  
ICAI Firm registration number:002808S  
Chartered Accountants

  
B Mahidhar Krrishna  
Partner  
Membership No.: 243632

Place: Chennai, India  
Date:05-05-2025



For and on behalf of the Board of Directors of  
Kilai Builders Private Limited

  
Ravi K R  
Director  
DIN: 08940932

  
Vasudevan Kannan  
Director  
DIN: 06851539



Place: Chennai, India  
Date:05-05-2025

UDIN: 25243632BMKYGM 8892



Kilai Builders Private Limited  
CIN No.U45200TN2006PTC061228  
Statement of Changes in Equity for the year ended March 31, 2025

**A. Equity Share Capital**

(1) Current reporting period

₹ million

Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period
Number of Shares      Amount				Number of Shares      Amount
50,000      0.500	-	-	-	50,000      0.500

(2) Previous reporting period

Balance at the beginning of the previous reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the previous reporting period	Changes in equity share capital during the previous year	Balance at the end of the previous reporting period
Number of Shares      Amount				Number of Shares      Amount
50,000      0.500	-	-	-	50,000      0.500

**B. Other Equity**

(1) Current reporting period

₹ million

	Reserves and Surplus			Total
	Securities Premium	Other Reserves (specify nature)	Retained Earnings	
Balance at the beginning of the current reporting period	-	-	197.399	197.399
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the beginning of the current reporting period	-	-	-	-
Total Comprehensive Income for the current year	-	-	-	-
Dividends	-	-	(6.793)	(6.793)
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
Balance at the end of the current reporting period	-	-	190.606	190.606

(2) Previous reporting period

₹ million

	Reserves and Surplus			Total
	Securities Premium	Other Reserves (specify nature)	Retained Earnings	
Balance at the beginning of the previous reporting period	-	-	172.764	172.764
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the beginning of the previous reporting period	-	-	-	-
Total Comprehensive Income for the previous year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	24.635	24.635
Any other change (to be specified)	-	-	-	-
Balance at the end of the previous reporting period	-	-	197.399	197.399

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.  
As per our report of even date

For B.Purushottam & Co.,  
ICAI Firm registration number:002808S  
Chartered Accountants

**B. Mah**  
B Mahidhar Krishna  
Partner  
Membership No.: 243632

Place: Chennai, India  
Date:05-05-2025



For and on behalf of the Board of Directors of  
Kilai Builders Private Limited

**Ravi K R**  
Director  
DIN: 08940932

Place: Chennai, India  
Date:05-05-2025



**Vasudevan Kannan**  
Director  
DIN: 06851539

UJIN: 25243632BMKY6M8892



**Kilai Builders Private Limited**  
**CIN No.U45200TN2006PTC061228**  
**Statement of Cash Flows for the year ended March 31, 2025**

	Notes	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Operating activities</b>			
<b>Profit before tax</b>		(7.120)	33.274
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Finance income (including fair value change in financial instruments)		(1.237)	(1.271)
Finance costs (including fair value change in financial instruments)		40.018	14.430
<i>Working capital adjustments:</i>			
(Increase)/ decrease in trade receivables		0.138	(0.000)
(Increase)/ decrease in inventories		(351.197)	(130.062)
(Increase)/ decrease in other financial and non-financial assets		123.482	(151.070)
Increase/ (decrease) in trade payables and other financial liabilities		4.913	0.667
Increase/ (decrease) in other non-financial liabilities		(25.258)	(60.439)
		(216.261)	(294.470)
Income tax paid (net of refund)		(0.613)	(5.817)
<b>Net cash flows from/ (used in) operating activities (A)</b>		<b>(216.874)</b>	<b>(300.287)</b>
<b>Investing activities</b>			
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) - net		1.642	(12.404)
Interest received		1.195	1.271
<b>Net cash flows from/ (used in) investing activities (B)</b>		<b>2.837</b>	<b>(11.133)</b>
<b>Financing activities</b>			
Proceeds from long-term borrowings		229.831	314.100
Interest paid (gross)		(16.989)	(1.443)
<b>Net cash flows from/ (used in) financing activities (C)</b>		<b>212.842</b>	<b>312.657</b>
Net increase/ (decrease) in cash and cash equivalents (A+B+C)		(1.195)	1.237
Cash and cash equivalents at the beginning of the year	6	1.999	0.762
<b>Cash and cash equivalents at the end of the year</b>	<b>6</b>	<b>0.804</b>	<b>1.999</b>

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.  
As per our report of even date

For B.Purushottam & Co.,  
ICAI Firm registration number:002808S  
Chartered Accountants

*B.Mah*

B Mahidhar Krishna  
Partner  
Membership No.: 243632

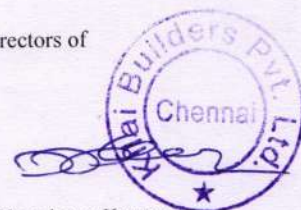
Place: Chennai, India  
Date:05-05-2025



For and on behalf of the Board of Directors of  
Kilai Builders Private Limited

Ravi K R  
Director  
DIN: 08940932

Place: Chennai, India  
Date:05-05-2025



Vasudevan Kannan  
Director  
DIN: 06851539



## **1 Corporate Information**

Kilai Builders Private Limited ('Company') was incorporated on September 28, 2006. The Company is primarily engaged in procurement, sale and development of lands into a residential, commercial complex and plotted development.

The Company is a private limited Company domiciled in India and incorporated under the provisions of the Indian Companies Act. The registered office is located at Chennai. Its shares are not listed and is a fully owned subsidiary of Sobha Developers Pune Limited, a limited company in the real estate sector and having its registered office at Bengaluru, wef 11/03/2019.

## **2 Significant accounting policies**

### **2.1 Basis of preparation**

The financial statements are separate financial statements prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The financial statements have been prepared on the historical cost basis, except for the following assets and liabilities which have been measured at fair value:

- Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments)

The financial statements are presented in INR and all values are rounded to the nearest millions, except when otherwise indicated.

### **2.2 Summary of significant accounting policies**

#### **a) Revenue recognition**

##### **i. Revenue from contracts with customers**

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. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, 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 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, noncash consideration, and consideration payable to the customer (if any).

##### **Recognition of revenue from real estate developments**

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, which generally coincides with either of the two conditions as stated below -

- a) on transfer of legal title of the residential or commercial unit to the customer; or
- b) on transfer of physical possession of the residential or commercial unit to the customer and collection of complete transaction price by the Company from customer.

##### **ii. Interest income**

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.





**iii. Dividend Income**

Revenue is recognised when the Shareholders' or the unit holders' right to receive payment is established, which is generally when the shareholder approves the dividend.

**b) Impairment of non financial assets**

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

**c) Impairment of financial assets**

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

**d) Current versus non-current classification**

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Company generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as short-term (i.e current) since they are payable over the term of the respective projects.

Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.





**e) Fair value measurement**

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

**f) Financial instruments**

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

*Financial assets*

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

**Debt instruments at amortised cost**

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

**Debt instrument at FVTPL**

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortised cost or as FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.





**Equity investments in subsidiaries**

The Company has availed the option available in Ind AS 27 to carry its investment in subsidiaries at cost. Impairment recognized, if any, is reduced from the carrying value.

**Derecognition**

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised when:

- ▶ The rights to receive cash flows from the asset have expired, or
- ▶ The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

**Financial liabilities**

**Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate.

The Company's financial liabilities include trade and other payables, loans and borrowings.

**Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

**Financial liabilities at fair value through profit or loss**

**Loans and borrowings**

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

**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 due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

**Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

**g) Borrowing costs**

Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.

**h) Cash and cash equivalents**

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.





**i) Provisions**

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

**j) Contingent liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

**k) Earnings per share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.





**l) Income taxes**

Income tax expense comprises of current and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to an item recognised directly in equity or in other comprehensive income.

*Current income tax*

Current income tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

*Deferred income tax*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- ▶ temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- ▶ temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- ▶ taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

The Company has elected to exercise the option permitted under section 115BAA of the Income-tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has recognised Provision for Income Tax from the year ended 31 March 2020 and re-measured its Deferred Tax Asset basis the rate prescribed in the said section.

**m) Foreign currency transactions**

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.





**n) Inventories**

*Related to real estate activity*

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

i. Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.

ii. Finished goods - Flats: Valued at lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. However, inventory held for use in production of finished goods is not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

**o) Cash dividend to equity holders of the Company**

The Company recognises a liability to make cash distributions to equity holders of the Company when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

**3 Significant accounting estimates and assumptions**

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

**i) Classification of property**

The Company determines whether a property is classified as investment property or inventory property:

Investment property comprises land and buildings (principally offices, commercial warehouse and retail property) that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

**a) Estimates and assumptions**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.





**Kilai Builders Private Limited**

**CIN No.U45200TN2006PTC061228**

**Notes to the financial statements for the year ended March 31, 2025**

**i) Revenue recognition**

- Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 2.2).
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.2).

**ii) Estimation of net realisable value for inventory property**

Inventory property is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.





**Kilai Builders Private Limited**

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

**4 Inventories (valued at lower of cost and net realizable value)**

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
Land stock	725.475	366.981
Land stock - Plots	10.741	18.037
	<b>736.216</b>	<b>385.018</b>

**5 Trade receivables**

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
Trade receivables	0.047	0.185
<b>Total Trade receivables</b>	<b>0.047</b>	<b>0.185</b>

For ageing of Trade receivables, refer note 40

**6 Cash and cash equivalents**

	Current		Non-Current	
	31-Mar-25 ₹ million	31-Mar-24 ₹ million	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Balances with banks:</b>				
– On current accounts	0.804	1.999	-	-
Cash on hand	0.000	0.000	-	-
	<b>0.804</b>	<b>1.999</b>	<b>-</b>	<b>-</b>
<b>Bank balance other than cash and cash equivalents</b>				
– Deposits with maturity for more than 3 months but less than 12 months	16.762	18.404	-	-
	<b>16.762</b>	<b>18.404</b>	<b>-</b>	<b>-</b>
Less: Amount disclosed under non-current financial assets	-	-	-	-
	<b>17.566</b>	<b>20.403</b>	<b>-</b>	<b>-</b>

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Balances with banks:</b>		
– On current accounts	0.804	1.999
	<b>0.804</b>	<b>1.999</b>





**Kilai Builders Private Limited**

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

**7 Other assets**

	Current		Non-current	
	31-Mar-25 ₹ million	31-Mar-24 ₹ million	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Land advance</b>				
Unsecured, considered good	28.300	152.500	-	-
<b>Others</b>				
Balances with statutory authorities	0.717	-	-	-
Interest accrued on Deposits	0.042			
<b>Total Other Assets</b>	<b>29.059</b>	<b>152.500</b>	<b>-</b>	<b>-</b>





**Kilai Builders Private Limited**
**Notes to the financial statements for the year ended March 31, 2025**
**8 Share Capital**

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Authorised shares</b>		
50,000 (Previous Year - 50,000;) equity shares of ₹10 each	0.500	0.500
<b>Issued, subscribed and fully paid-up shares</b>		
50,000 (Previous Year - 50,000;) equity shares of ₹10 each fully paid up	0.500	0.500
Total issued, subscribed and fully paid-up share capital	0.500	0.500

**(a) Reconciliation of the shares outstanding at the beginning and end of the reporting period**

	31-Mar-25		31-Mar-24	
	No of Shares	₹ million	No of Shares	₹ million
<b>Equity shares</b>				
At the beginning of the year	50,000	0.500	50,000	0.500
Issued during the year	-	-	-	-
Outstanding at the end of the year	50,000	0.500	50,000	0.500

**(b) Terms/ rights attached to equity shares**

The Company has only one class of equity shares having a par value of ₹10 per share.

Each holder of equity shares is entitled to one vote per share. The Company has not declared any dividend during the year.

In event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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

	31-Mar-25		31-Mar-24	
	No of Shares	Holding percentage	No of Shares	Holding percentage
<b>Equity shares of ₹10 each fully paid up</b>				
Sobha Developers Pune Limited	50,000	100%	50,000	100%

Note : As per records of the Company, including its register of shareholders/ members and other declaration received from shareholders regarding beneficial interest, the above shareholding represent both legal and beneficial ownership of shares.

**(d) Details of Shareholding of Promoters**

Shares held by promoters at the end of the period				% Change during the year
Sl No	Promoter Name	No of Shares	% of total Shares	
1	Sobha Developers (Pune) Limited	50,000	100%	Nil
<b>Total</b>		50,000	100%	

**9 Other equity**

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Surplus in the statement of profit and loss</b>		
Balance at the beginning of the year	197.399	172.764
Profit for the year	(6.793)	24.635
<b>Net surplus in the statement of profit and loss</b>	190.606	197.399
<b>Total other equity</b>	190.606	197.399





**Kilai Builders Private Limited**  
Notes to the financial statements for the year ended March 31, 2025

**11 Other financial liabilities**

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Current</b>		
Others		
Non-trade payable	0.679	0.079
Payable to related parties (refer note22)	5.123	0.810
Interest accrued but not due on borrowings	36.017	12.987
<b>Total current other financial liabilities</b>	<b>41.819</b>	<b>13.876</b>
<b>Total other financial liabilities</b>	<b>41.819</b>	<b>13.876</b>

**12 Other liabilities**

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
Advance from customers	5.934	26.387
Withholding taxes payable	2.075	1.594
GST Payable	0.032	0.050
Others	0.573	5.841
<b>Total other liabilities</b>	<b>8.614</b>	<b>33.872</b>





Kilai Builders Private Limited

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

10 Borrowings

	31-Mar-25 ₹ million	31-Mar-24 ₹ million
<b>Current Borrowings</b>		
<b>Unsecured loans</b>		
Term loans from related party	543.930	314.100
<b>Total Current Borrowings</b>	<b>543.930</b>	<b>314.100</b>

Current Borrowings

Unsecured loans

Particulars	Amount outstanding ( ₹ million)		Effective Interest rate	Repayment terms
	31-Mar-25	31-Mar-24		
Sobha Limited	543.930	314.100	10%	Payable within 9 years from the date of disbursement and on demand





**Kilai Builders Private Limited**

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

**13 Revenue from operations**

	31-Mar-25	31-Mar-24
	₹ million	₹ million
<b>Revenue from operations</b>		
Sale of products/ finished goods		
Income from sale of land and plots	55.342	80.503
Other operating revenue		
Rental Income	1.045	0.348
<b>Total</b>	<b>56.387</b>	<b>80.851</b>

**14 Finance income**

	31-Mar-25	31-Mar-24
	₹ million	₹ million
<b>Interest income on</b>		
Bank deposits	1.168	1.034
Income Tax refund	0.069	0.014
Others	-	0.223
<b>Total</b>	<b>1.237</b>	<b>1.271</b>

**15 (Increase)/ decrease in inventories**

	31-Mar-25	31-Mar-24
	₹ million	₹ million
<b>Inventories at the end of the year</b>		
Land stock	725.475	366.981
Land stock - Plots	10.741	18.037
Work-in-progress	-	-
	<b>736.216</b>	<b>385.018</b>
<b>Inventories at the beginning of the year</b>		
Land stock	366.981	219.182
Work-in-progress	18.037	35.774
	<b>385.018</b>	<b>254.956</b>
<b>(Increase)/ decrease</b>	<b>(351.198)</b>	<b>(130.062)</b>





**Kilai Builders Private Limited**

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

**16 Other expenses**

	31-Mar-25	31-Mar-24
	₹ million	₹ million
Rates and taxes	0.003	0.015
CSR expenditure	-	1.550
Brokerage and discounts	7.147	-
Legal and professional fees	0.185	0.980
Payment to auditor (Refer details below)	0.065	0.274
Miscellaneous expenses	0.146	0.037
	<b>7.546</b>	<b>2.856</b>

**Payment to auditor**

	31-Mar-25	31-Mar-24
	₹ million	₹ million
As auditor:		
Audit fee	0.035	0.035
Limited review	0.015	0.015
In other capacity:		
Taxation matters	-	0.224
Other services	0.015	-
Reimbursement of expenses	<b>0.065</b>	<b>0.274</b>

**17 Finance costs**

	31-Mar-25	31-Mar-24
	₹ million	₹ million
Interest		
- On borrowings	40.018	14.430
- Others	0.029	0.002
Bank charges	0.002	0.002
	<b>40.049</b>	<b>14.434</b>
<b>Total finance costs</b>	<b>40.049</b>	<b>14.434</b>





**Kilai Builders Private Limited**

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

- 18 The company does not have any employees and hence no provision is considered in respect of employee benefits.
- 19 There is no expenditure or earnings in Foreign exchange during the period.
- 20 Based on the information available with the Company, no amount is due to the small & Micro Enterprises as under Micro, Small and Medium Enterprises Development Act, 2006
- 21 **Contingent Liability:**

- i The Company has received an income tax demand of INR 20.15 million for FY 2017-18, which was subsequently deleted in the reassessment proceedings. However, a show cause notice was issued for charging a penalty under section 271D of the Income Tax Act, 1961 for the said year. A suitable reply has been given and a decision is pending. The Company is confident that there will be no liability on this account.
- ii Goods and Service Tax Liability - Rs.19.826 million. The dispute relates to wrong claim of input tax and company has filed an appeal against the order passed on this matter. Company has paid an amount of Rs. 0.717 million under protest.

**22 RELATED PARTY DISCLOSURES;**

The names of the related parties with the description of relationships and transactions between the reporting enterprise and its related parties have been identified and certified by the management

**a. List of Related Parties**

**Holding Company :** Sobha Developers (Pune) Limited

**Fellow Subsidiaries :** Sobha Interiors Private Limited  
Kuthavakkam Builders Private Limited  
Kuthavakkam Realtors Private Limited  
Sobha Commercial Private Limited- wef-24.07.2024  
(formerly known as BNB Builders Private Limited)

**Holding Company of Sobha Developers (Pune) Limited**  
Sobha Limited

**Direct Subsidiaries of Sobha Limited**

Sobha Tambaram Developers Limited  
Sobha Nandambakkam Developers Limited  
Sobha Highrise Ventures Private Limited  
Sobha City  
Sobha Assets Private Limited  
C V S Tech Park Private Limited  
Sobha Construction Products Private Limited  
Sobha Developers (Pune) Limited

**Joint Venture of Sobha Limited**  
Kondhwa Projects LLP

**Name of the Other Related Parties**

Technobuild Developers Private Limited  
Allapuzha Fine Real Estates Private Limited  
Aluva Realtors Private Limited  
Bikasa Properties Private Limited  
Bikasa Realestates Private Limited  
Bikasa Realtors Private Limited  
Chennai Supercity Developers Private Limited  
Chikmangaloor Builders Private Limited  
Chikmangaloor Developers Private Limited  
Chikmangaloor Properties Private Limited  
Chikmangaloor Realtors Private Limited  
Cochin Cyber City Private Limited  
Cochin Cyber Estates Private Limited

**Direct Subsidiaries of Sobha City, Partnership Firm**

Valasai Vettikadu Realtors Private Limited  
Vayaloor Builders Private Limited  
Vayaloor Developers Private Limited  
Vayaloor Properties Private Limited  
Vayaloor Real Estate Private Limited  
Vayaloor Realtors Private Limited

**Direct Subsidiaries of Sobha Highrise Ventures Private Limited**  
Sobha Contracting Private Limited

Rusoh Fine Builders Private Limited  
Rusoh Home Developers Private Limited  
Rusoh Marina Properties Private Limited  
Rusoh Modern Builders Private Limited  
Rusoh Modern Developers Private Limited  
Rusoh Modern Properties Private Limited  
Santhavellur Builders Private Limited  
Santhavellur Developers Private Limited  
Santhavellur Realtors Private Limited  
Sengadu Builders Private Limited  
Sengadu Developers Private Limited  
Sengadu Properties Private Limited  
Sengadu Realestates Private Limited





**b. Transaction with Related Parties**

Name of the Related Party	Nature of Relationship	Nature of transactions	Current year	Previous year
			₹ million	₹ million
Technobuild Developers Private Limited	Other Related party	Reimbursements	0.043	3.061
Sri Kurumba Educational and Charitable Trust	Other Related party	Donation - CSR Expenditure	-	1.400
Sobha Limited	Related party as stated supra	Unsecured Loan receipt	229.830	314.100
		Land Purchase	157.500	-
		Rental Income	1.045	0.348
		Interest Expenses	40.018	14.430
Sobha Developers (Pune) Limited	Holding Company	Advances refunded	-	0.200

**c. Closing Balance at the year end:**

Name of the Related Party	Nature of Relationship	Nature of transactions	Current year	Previous year
			₹ million	₹ million
Technobuild Developers Private Limited	Other Related party	Balance payable	0.004	0.004
Sobha Limited	Related party as stated supra	Balance payable	585.066	327.891

**d. Key Managerial Personnel**

Mr Vasudevan Kannan

Lt. Gen. Mathew Mammen (Retd)

Mr Ravi K R

**23 EARNINGS PER SHARE:**

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity Shares.

The following reflects the income and share data used in the basic EPS computations:

Particulars	Current year	Previous year
Nominal value of equity shares	10	10
Profit after tax attributable to shareholders (Amount in ₹ million)	(6.793)	24.635
Weighted average number of equity shares outstanding during the year	50,000	50,000
<b>Basic EPS (In Rs)</b>	<b>(135.857)</b>	<b>492.692</b>





- 24 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
- 25 The figures of trade receivables, trade payables, loans and advances are subject to confirmations from the respective parties. The impact of the above on the profit is unascertainable.
- 26 Details relating to Title deeds of Immovable Property not held in name of the Company : Nil
- 27 Details relating to ageing of Capital Work-in-Progress Nil
- 28 Details relating to ageing of Intangible assets under development Nil
- 29 Details relating to ageing of Trade Payables Nil
- 30 Details relating to borrowings secured against current assets of the company Nil
- 31 Details relating to Benami Property held by the Company Nil
- 32 Details relating to utilization of borrowed funds and share premium Nil
- 33 Details relating to declaration of the company as wilful defaulter by any bank or financial institution or other lender Nil
- 34 Details relating to the nature of transaction carried out with the struck-off company Nil
- 35 Details relating to the transactions under taken in Crypto or Virtual currency Nil
- 36 Details relating to the undisclosed income reported Nil
- 37 Details regarding registraion or satisfaction of charges with Registrar of Companies, beyond the statutory period Nil
- 38 Details regarding compliance with number of layers of companies Nil
- 39 Details regarding compliance with approved scheme of arrangements Nil





## 40 Trade Receivable ageing schedule

₹ million

Trade Receivable ageing schedule (Gross receivable Amount)							
Particulars	Outstanding for following periods from due date of transaction (As on 31st March'25)						
	Not due for payment	Beyond due date of payment					Total
		Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good (Gross)					0.047	-	0.047
(ii) Undisputed Trade Receivables – which have significant increase in credit risk (Gross)							-
(iii) Undisputed Trade Receivables – credit impaired (Gross)							-
(iv) Disputed Trade Receivables–considered good (Gross)							-
(v) Disputed Trade Receivables – which have significant increase in credit risk (Gross)							-
(vi) Disputed Trade Receivables – credit impaired (Gross)							-
Less: Provision							-
Net Receivables		-	-	-	0.047	-	0.047

Trade Receivable ageing schedule (Gross receivable Amount)							₹ million
Particulars	Outstanding for following periods from due date of transaction (As on 31st March'24)						
	Not due for payment	Beyond due date of payment					Total
		Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good (Gross)			0.078	0.107	-	-	0.185
(ii) Undisputed Trade Receivables – which have significant increase in credit risk (Gross)							-
(iii) Undisputed Trade Receivables – credit impaired (Gross)							-
(iv) Disputed Trade Receivables–considered good (Gross)							-
(v) Disputed Trade Receivables – which have significant increase in credit risk (Gross)							-
(vi) Disputed Trade Receivables – credit impaired (Gross)							-
Less: Provision							-
Net Receivables		-	0.078	0.107	-	-	0.185





# 41 Corporate Social Responsibility

Sl no	Gross amount required to be spent by the company during the year	Amount spent during the year on	The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year	(As on 31st March'25)		₹ million
				The total of previous years' shortfall amounts;	The reason for above shortfalls by way of a note	
i)	Nil	Construction/acquisition of any asset				
		Nil	Nil	Nil	Nil	Nil
ii)		On purposes other than (i) above				
		Nil	Nil	Nil	Nil	Social promotion

Sl no	Gross amount required to be spent by the company during the year	Amount spent during the year on	The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year	(As on 31st March'24)		₹ million
				The total of previous years' shortfall amounts;	The reason for above shortfalls by way of a note	
i)	1.546	Construction/acquisition of any asset				
		Nil	Nil	Nil	Nil	Nil
ii)		On purposes other than (i) above				
		Nil	1.550	Nil	Nil	Social promotion

For details of related party transactions, refer note 22





**Kilai Builders Private Limited**

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

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**Ratios**

Particulars	Numerator consists off	Denominator consists off	Current year ratio	Previous year ratio	% of variance	Reasons for variance
<b>Liquidity Ratio:</b>						
Current ratio	Current Assets	Current Liabilities	1.32	1.54	-14.60%	NA
<b>Solvency Ratio:</b>						
Debt Equity ratio	Total Debt	Shareholder's Equity	2.85	1.59	79.33%	Fresh borrowing during the year
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	Nil	Nil	Nil	Repayment not commenced
<b>Profitability Ratio:</b>						
Return on Equity	Net Profits after taxes - Preference Dividend	Average Shareholder's Equity	-0.03	0.13	-126.31%	Incurred loss during the year
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	-0.12	0.30	-139.54%	Incurred loss during the year
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	0.04	0.24	-81.33%	Increase in borrowing
<b>Utilisation Ratio:</b>						
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	Nil	Nil	Nil	Nil
Inventory Turnover ratio	Cost of goods sold	Average Inventory	Nil	Nil	Nil	Nil
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	Nil	Nil	Nil	Nil
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	0.30	0.41	-11.29%	Nil





**Kilai Builders Private Limited**

**Notes to the financial statements for the year ended March 31, 2025**

**43 Dividend**

The company has not declared any dividend during the year.

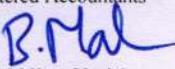
**44 Prior year comparatives**

The figures of the previous year have been regrouped/reclassified, where necessary, to confirm with the current year's classification.

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For B. Purushottam & Co.,  
ICAI Firm registration number: 002808S  
Chartered Accountants

  
**B Mahidhar Krrishna**  
Partner  
Membership No.: 243632

Place: Chennai, India  
Date: 05-05-2025



For and on behalf of the Board of Directors of  
Kilai Builders Private Limited

  
**Ravi K R**  
Director  
DIN: 08940932

Place: Chennai, India  
Date: 05-05-2025

  
**Vasudevan Kannan**  
Director  
DIN: 06851539



**LIDIN: 25243632BMKY6M8892**