

INDEPENDENT AUDITORS' REPORT

**To the members of Kuthavakkam Realtors Private Limited
Report on the Audit of the Standalone Financial Statements**

Opinion

We have audited the accompanying standalone financial statements of Kuthavakkam Realtors Private Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2026, 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 2026, its profit 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.

B. Purushottam & Co.

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.

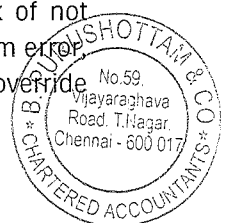
The Board of Directors and the Management are responsible for overseeing the Company's financial reporting process.

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.



B. Purushottam & Co.

- 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.

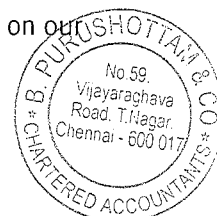
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.
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:



B. Purushottam & Co.

- 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 2026, and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026, 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 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 17 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 2026.
 - 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 23(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 those disclosed in note 23(ii) to 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")



B. Purushottam & Co.

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.
- iv. The Company did not propose, declare or pay dividends during the year ended 31 March 2026.
- v. 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 2026, 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

B. Mahidhar Krishna
Partner

Membership No. 243632
UDIN: **26243632PHQCXX6680**

Place: Chennai
Date: 22 April 2026

B. Purushottam & Co.

Annexure A to the Independent Auditor's report of even date to the members of Kuthavakkam Realtors Private Limited, on the financial statements for the year ended 31 March 2026

(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 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 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 were no undisputed amounts payable which were outstanding as on 31 March 2026 for a period of more than six months from the date on which they became payable.

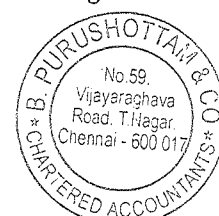


B. Purushottam & Co.

(b) the company does not have any disputed statutory dues except for:

Name of the Statute	Amount in INR millions	Period to which the amount related to	Forum where the dispute is pending
Income Tax Act, 1961	11.065	FY 2021-22	Before Asst. commissioner of income tax
	2.699	FY 2022-23	
	3.159	FY 2021-22	

- (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 not defaulted any repayment of dues or other borrowings or in the repayment of interest thereon to any lender.
- (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 on the pledge of securities held in its subsidiaries/ joint ventures / associate companies and hence reporting under clause 3(ix)(f) is not applicable.
- (x) (a) the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) 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.



B. Purushottam & Co.

- (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 28.403 million during the financial year covered by our audit.
- (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, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) the provisions of section 135 of the Act do not apply to the Company and hence reporting under clause 3(xx)(a) and 3(xx)(b) 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: **26243632PHQCXX6680**

Place: Chennai

Date: 22 April 2026

B. Purushottam & Co.

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 Kuthavakkam Realtors Private Limited ("the Company") for the year ended 31 March 2026, 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

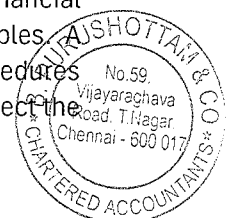
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on 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



B. Purushottam & Co.

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 2026, 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 Krishna

Partner

Membership No. 243632

UDIN: **26243632PHQCXX6680**

Place: Chennai

Date: 22 April 2026

Kuthavakkam Realtors Private Limited

CIN-U45200TN2006PTC061720

Balance sheet as at March 31, 2026

	Notes	As at 31-Mar-26 ₹ million	As at 31-Mar-25 ₹ million
Assets			
Non- current assets			
Deferred tax assets (net)		7.148	-
Income tax - Asset (net)		0.009	0.034
		7.157	0.034
Current assets			
Inventories	4	420.905	114.374
Financial assets			
Cash and cash equivalents	5	0.318	1.452
Bank balance other than cash and cash equivalents	5	-	3.000
Other current assets	6	47.500	80.701
		468.723	199.527
Total assets		475.880	199.561
Equity and liabilities			
Equity			
Equity share capital	7	0.500	0.500
Other equity	8	(49.458)	(28.203)
Total equity		(48.958)	(27.703)
Current liabilities			
Financial liabilities			
Borrowings	11	497.875	220.400
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	9	25.752	6.328
Other current liabilities	10	1.211	0.536
		524.838	227.264
Total liabilities		524.838	227.264
Total equity and liabilities		475.880	199.561

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

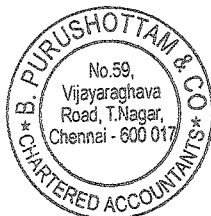
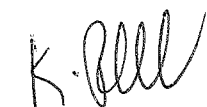

B Mahidhar Krrishna

Partner

Membership No.: 243632

Place: Chennai. India

Date: 22-04-2026

For and on behalf of the Board of Directors of
Kuthavakkam Realtors Private Limited

Raghunatha Reddy

Director

DIN: 06852245

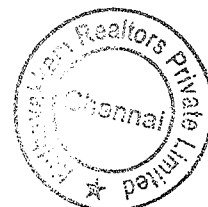
Place: Chennai. India

Date: 22-04-2026


Venkatesan**Lakshmanan**

Director

DIN: 10538781



UDIN: 24222120 DUA XXX/120

Kuthavakkam Realtors Private Limited

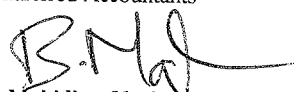
CIN-U45200TN2006PTC061720

Statement of profit and loss for the year ended March 31, 2026

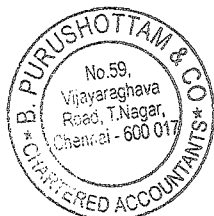
	Notes	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Revenue from operations		-	-
Other income		-	-
Finance income	12	0.106	0.205
Total income		0.106	0.205
Expenses			
Land and Development cost		305.892	2.378
(Increase)/ decrease in inventories of land stock and work-in-progress	13	(306.531)	(8.336)
Other expenses	14	0.744	6.042
Finance cost	15	28.404	12.926
Total expenses		28.509	13.010
Profit before tax		(28.403)	(12.805)
Tax expenses			
Current tax		-	-
Deferred tax charge/ (credit)		(7.148)	-
Tax relating to prior years		-	(2.720)
Income tax expense		(7.148)	(2.720)
Profit /(Loss) for the year		(21.255)	(10.085)
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year attributable to owners of the Company		(21.255)	(10.085)
Earnings per equity share [nominal value of ₹ 10 (Previous year - ₹ 10)]			
Basic and Diluted in Rupees	21	(425.107)	(201.692)
Summary of significant accounting policies	2		

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

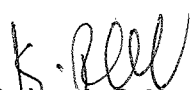
For B.Purushottam & Co.,
ICAI Firm registration number:002808S
Chartered Accountants


B Mahidhar Krrishna
Partner
Membership No.: 243632

Place: Chennai, India
Date: 22-04-2026

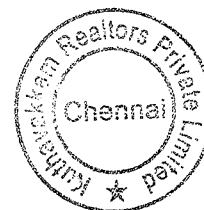


For and on behalf of the Board of Directors of
Kuthavakkam Realtors Private Limited


Raghunatha Reddy
Director
DIN: 06852245

Place: Chennai, India
Date: 22-04-2026


Venkatesan Lakshmanan
Director
DIN: 10538781



UDIN: 26243632PHQCXX6660

Kuthavakkam Realtors Private Limited
CIN-U45200TN2006PTC061720
Statement of Cash Flows for the year ended March 31, 2026

	Notes	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Operating activities			
Profit before tax		(28.403)	(12.805)
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Finance costs (including fair value change in financial instruments)		28.404	12.926
Finance income (including fair value change in financial instruments)		(0.106)	(0.205)
<i>Working capital adjustments:</i>			
(Increase)/ decrease in inventories		(306.531)	(8.337)
(Increase)/ decrease in other financial and non-financial assets		33.201	(33.201)
Increase/ (decrease) in trade payables and other financial liabilities		(0.870)	(94.946)
Increase/ (decrease) in other non-financial liabilities		0.675	0.356
Income tax paid (net of refund)		(273.630)	(136.212)
Net cash flows from/ (used in) operating activities (A)		(273.606)	(136.226)
Investing activities			
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) - net		3.00	-
Interest received		0.106	0.238
Net cash flows from/ (used in) investing activities (B)		3.106	0.238
Financing activities			
Proceeds from long-term borrowings(Net)		277.475	150.300
Interest paid (gross)		(8.109)	(13.120)
Net cash flows from/ (used in) financing activities (C)		269.366	137.180
Net increase/ (decrease) in cash and cash equivalents (A+B+C)		(1.134)	1.192
Cash and cash equivalents at the beginning of the year	5	1.452	0.260
Cash and cash equivalents at the end of the year	5	0.318	1.452

Summary of significant accounting policies

2

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

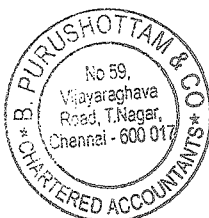
For B.Purushottam & Co.,
ICAI Firm registration number:002808S
Chartered Accountants

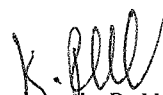
For and on behalf of the Board of Directors of
Kuthavakkam Realtors Private Limited



B Mahidhar Krrishna
Partner
Membership No.: 243632

Place: Chennai, India
Date: 22-04-2026





Raghunatha Reddy
Director
DIN: 06852245

Place: Chennai, India
Date: 22-04-2026



Venkatesan Lakshmanan
Director
DIN: 10538781



UDIN: 26243632PHQCXX6680

Kuthavakkam Realtors Private Limited
CIN-U45200TN2006PTC061720
Statement of Changes in Equity for the year ended March 31, 2026
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	-	-	(28.203)	(28.203)
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	-	-	-	-
Transfer to retained earnings	-	-	(21.255)	(21.255)
Any other change (to be specified)	-	-	-	-
Balance at the end of the current reporting period	-	-	(49.458)	(49.458)

(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	-	-	(18.118)	(18.118)
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	-	-	(10.085)	(10.085)
Any other change (to be specified)	-	-	-	-
Balance at the end of the previous reporting period	-	-	(28.203)	(28.203)

Summary of significant accounting policies

2

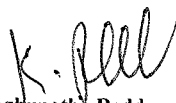
 The accompanying notes are an integral part of the financial statements.
As per our report of even date

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

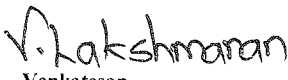

B Mahidhar Krrishna
Partner
Membership No.: 243632

 Place: Chennai, India
Date: 22-04-2026

 For and on behalf of the Board of Directors of
Kuthavakkam Realtors Private Limited


Raghunatha Reddy
Director
DIN: 06852245

 Place: Chennai, India
Date: 22-04-2026


V. Lakshmanan
Venkatesan
Lakshmanan
Director
DIN: 10538781


UDIN: 26243632PHQCLX6680

Kuthavakkam Realtors Private Limited

CIN-U45200TN2006PTC061720

Notes to the financial statements for the year ended March 31, 2026

1 Corporate Information

Kuthavakkam Realtors Private Limited ('Company') was incorporated on December 09, 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 30/07/2019.

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 -

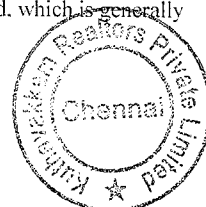
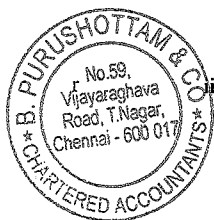
- a) on transfer of legal title of the residential or commercial unit to the customer; or
- b) on transfer of physical possession of the residential or commercial unit to the customer and collection of complete transaction price by the Company from customer.

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.

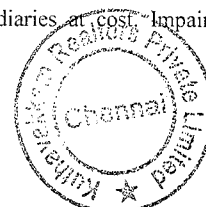
Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized 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 is 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

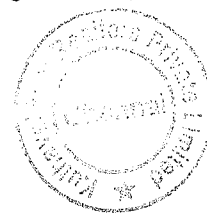
A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such 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 inventurisation/ 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.

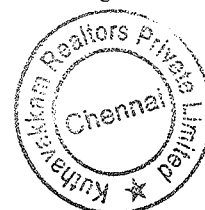
l) Income taxes

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.



Land

Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognised as land advance under loans and advances during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, and whereupon it is transferred to land stock under inventories.

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.

Inventory property comprises property that is held for sale in the ordinary course of business. Principally, this is residential property that the Company develops and intends to sell before or on completion of construction.

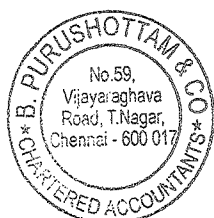
a) Estimates and assumptions

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.

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).



Kuthavakkam Realtors Private Limited

CIN-U45200TN2006PTC061720

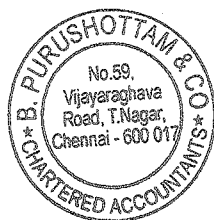
Notes to the financial statements for the year ended March 31, 2026

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.



Kuthavakkam Realtors Private Limited

Notes to the financial statements for the year ended March 31, 2026

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

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Land stock	420.905	114.374
	420.905	114.374

5 Cash and cash equivalents

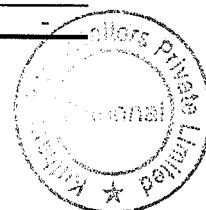
	Current		Non-current	
	31-Mar-26 ₹ million	31-Mar-25 ₹ million	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Balances with banks:				
– On current accounts	0.318	1.452	-	-
Cash on hand	0.000	0.000	-	-
	0.318	1.452	-	-
Bank balance other than cash and cash equivalents				
– Deposits with maturity for more than 3 months but less than 12 months	-	3.000	-	-
	-	3.000	-	-

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

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Balances with banks:		
– On current accounts	0.318	1.452
Cash on hand	0.000	0.000
	0.318	1.452

6 Other assets

	Current		Non-current	
	31-Mar-26 ₹ million	31-Mar-25 ₹ million	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Land advance				
Unsecured, considered good	-	33.201	-	-
Advances recoverable in cash or kind	47.500	47.500	-	-
	47.500	80.701	-	-



Kuthavakkam Realtors Private Limited

Notes to the financial statements for the year ended March 31, 2026

7 Share Capital

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Authorised shares		
50,000 (Previous Year - 50,000) equity shares of ₹10 each	0.500	0.500
Issued, subscribed and fully paid-up shares		
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-26		31-Mar-25	
	No of Shares	₹ million	No of Shares	₹ million
<i>Equity shares</i>				
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-26		31-Mar-25	
	No of Shares	Holding percentage	No of Shares	Holding percentage
<i>Equity shares of ₹ 10 each fully paid up</i>				
Sobha Developers Pune Limited	50,000	100%	50,000	100%

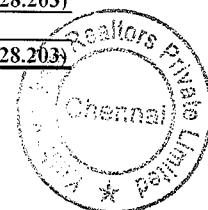
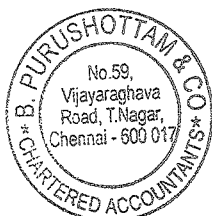
Note : As per records of the Company, including its register of shareholders/ members and other declaration received from shareholders regarding beneficial interest, the above shareholding represent both legal and beneficial ownership of shares.

(d) Details of Shareholding of Promoters

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

8 Other equity

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Surplus in the statement of profit and loss		
Balance at the beginning of the year	(28.203)	(18.118)
Profit for the year	(21.255)	(10.085)
Net surplus in the statement of profit and loss	(49.458)	(28.203)
Total other equity	(49.458)	(28.203)



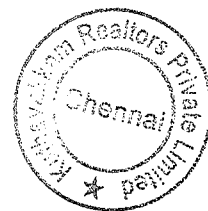
Kuthavakkam Realtors Private Limited
Notes to the financial statements for the year ended March 31, 2026

9 Other financial liabilities

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Current		
Others		
Non-trade payable	0.189	1.056
Payable to related parties (refer note no 20)	-	0.003
Interest accrued but not due on borrowings	25.563	5.269
Total current other financial liabilities	25.752	6.328
Total other financial liabilities	25.752	6.328

10 Other liabilities

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Withholding taxes payable	1.211	0.536
Total other liabilities	1.211	0.536



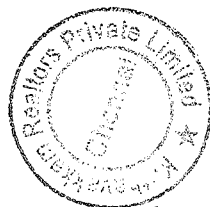
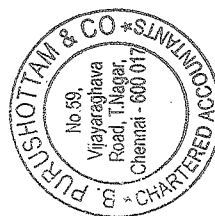
Kuthavakkam Realtors Private Limited
Notes to the financial statements for the year ended March 31, 2026

11 Borrowings

	31-Mar-26 ₹ million	31-Mar-25 ₹ million
Current Borrowings		
Unsecured loans		
Term loan from a related party	497.875	220.400
Net amount	497.875	220.400
Total current Borrowings	497.875	220.400
Current Borrowings		

(i) Unsecured loans

Particulars	Amount outstanding (₹ million)	Effective Interest rate	Security details	Repayment terms
	31-Mar-26	31-Mar-25		
Sobha Limited	497.875	220.400	10%	Nil
				On Demand



Kuthavakkam Realtors Private Limited

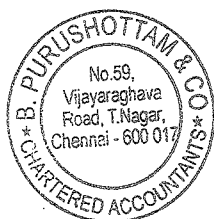
Notes to the financial statements for the year ended March 31, 2026

12 Finance income

	31-Mar-26	31-Mar-25
	₹ million	₹ million
Interest income on		
Bank deposits	0.104	0.204
Income Tax refund	0.002	0.001
Total	0.106	0.205

13 (Increase)/ decrease in inventories

	31-Mar-26	31-Mar-25
	₹ million	₹ million
Inventories at the end of the year		
Land stock	420.905	114.374
	420.905	114.374
Inventories at the beginning of the year		
Land stock	114.374	106.038
	114.374	106.038
(Increase)/ decrease	(306.531)	(8.336)



Kuthavakkam Realtors Private Limited

Notes to the financial statements for the year ended March 31, 2026

14 Other expenses

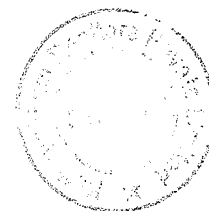
	31-Mar-26	31-Mar-25
	₹ million	₹ million
Rates and taxes	0.003	0.003
Legal and professional fees	0.440	5.976
Payment to auditor (Refer details below)	0.085	0.062
Bank charges	0.001	0.001
Miscellaneous expenses	0.215	-
	0.744	6.042

Payment to auditor

	31-Mar-26	31-Mar-25
	₹ million	₹ million
As auditor:		
Audit fee	0.040	0.035
Limited review	0.015	0.015
In other capacity:		
Other services	0.010	0.012
GST	0.020	-
	0.085	0.062

15 Finance costs

	31-Mar-26	31-Mar-25
	₹ million	₹ million
Interest		
- On borrowings	28.404	12.926
Total finance costs	28.404	12.926



Kuthavakkam Realtors Private Limited

Notes to the financial statements for the year ended March 31, 2026

16 Contingent Liability

Income tax in dispute :

The company has filed an appeal against the additions made in the orders passed under section 147 of the Income tax act, 1961 and the disputed tax amount is Rs.16.92 million

17 The company does not have any employees and hence no provision is considered in respect of employee benefits.

18 There is no expenditure or earnings in Foreign exchange during the period.

19 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

20 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 : Kilai Builders Private Limited
Kuthavakkam Builders Private Limited
Sobha Interiors 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

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

Associate of Sobha Highrise Ventures Private Limited

Constrobot Robotics Private Limited

Joint Venture of Sobha Limited

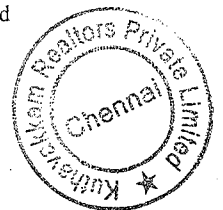
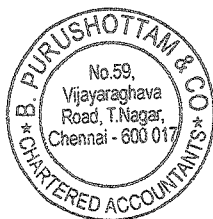
Kondhwa Projects LLP



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
Cochin Cyber Golden Properties Private Limited
Cochin Cyber Value Added Properties Private Limited
Cochin Realtors Private Limited
Daram Cyber Builders Private Limited
Daram Cyber Developers Private Limited
Daram Cyber Properties Private Limited
Daram Lands Real Estate Private Limited
Greater Cochin Cybercity Private Limited
Greater Cochin Developers Private Limited
Greater Cochin Properties Private Limited
Greater Cochin Realtors Private Limited
Ilupur Builders Private Limited
Ilupur Developers Private Limited
Ilupur Properties Private Limited
Ilupur Real Estate Private Limited
Ilupur Realtors Private Limited
Kaloore Realtors Private Limited
Kaveripuram Developers Private Limited
Kilai Properties Private Limited
Kilai Super Developers Private Limited
Kottaiyur Developers Private Limited
Kottaiyur Real Estates Private Limited
Kottaiyur Realtors Private Limited
Kuthavakkam Developers Private Limited
Kuthavakkam Properties Private Limited
Mamballi Builders Private Limited
Mannur Builders Private Limited
Mannur Properties Private Limited
Mannur Real Estates Private Limited
Mapedu Builders Private Limited
Mapedu Real Estates Private Limited
Mapedu Realtors Private Limited
Marina Realtors Private Limited
Moolamcode Traders Private Limited
Nasarapet Developers Private Limited
Nasarapet Properties Private Limited
Nasarapet Realtors Private Limited
Navabhusan Properties and Developers Private Limited
Padma Lochana Enterprises Private Limited
Palani Properties Private Limited
Pallavur Projects Private Limited
Paramakudi Properties Private Limited
Perambakkam Builders Private Limited

Perambakkam Properties Private Limited
Pillaipakkam Properties Private Limited
Pillaipakkam Builders Private Limited
Red Lotus Realtors 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
Sengadu Realtors Private Limited
Sri Durga Devi Property Management Private Limited
Sri Kanakadurga Property Developers Private Limited
Sri Parvathy Land Developers Private Limited
Sunbeam Projects Private Limited
Thakazhi Developers Private Limited
Thakazhi Realtors Private Limited
Thiruchour Builders Private Limited
Thiruchour Developers Private Limited
Tirur Cyber Real Estates Private Limited
Valasai Vettikadu Builders Private Limited
Valasai Vettikadu Properties Private Limited
Valasai Vettikadu Real Estate Private Limited
SBG Housing Private Limited
Puzhakkal Developers Private Limited
HBR Consultants Private Limited
Hill And Menon Securities Private Limited
Indeset Electromechanical Private Limited
Lotus Manpower Consultants Services Pvt Ltd
Lotus Manpower Services
Oman Builders Private Limited
Red Lotus Facility Services Private Limited
Red Lotus Metal Works Facilities And Services Pvt Ltd
Royal Interiors Private Limited
Sobha Academy Private Limited
Sobha Electro Mechanical Private Limited
Sobha Glazing And Metal Works Private Limited
Sobha Innercity Technopolis Private Limited
Sobha Projects And Trade Private Limited
Sobha Puravankara Aviation Private Limited
Sobha Space Private Limited
Sobha Technocity Private Limited
Sri Kurumba Educational and Charitable Trust
Eclat Interiors Private Limited
PNC Switchgears Private Limited
Lambruk Developers LLP
Sobha - Latinem Properties Private Limited
Eunomia Developers LLP



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	Advances refunded	-	95.843
		Reimbursements	0.002	0.003
Sobha Developers (Pune) Limited	Holding company	Unsecured loan received(net)	-	5.664
		Unsecured loan repaid	-	75.764
		Interest Expenses	-	7.071
Sobha Limited	Related party as stated supra	Unsecured loan received(net)	277.475	220.400
		Interest Expenses	28.404	5.855

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	-	0.003
Sobha Limited	Related party as stated supra	Balance payable	523.438	225.669

d. Key Managerial Personnel

Mr. Raghunatha Reddy Kasireddy

Mr Ravi K R

Mr. Venkatesan Lakshmanan - Appointment - wef - 24.02.2026

Mr.Narasimhan S - Cessation - wef - 24.02.2026

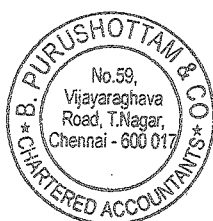
21 EARNINGS PER SHARE:

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.

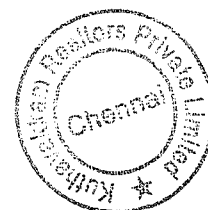
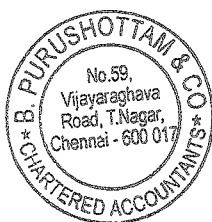
Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity 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)	(21.255)	(10.085)
Weighted average number of equity shares outstanding during the year	50,000	50,000
Basic EPS (In Rs)	(425.107)	(201.692)



- 22 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
- 23 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.
- 24 Details relating to Title deeds of Immovable Property not held in name of the Company Nil
- 25 Details relating to ageing of Capital Work-in-Progress Nil
- 26 Details relating to ageing of Intangible assets under development Nil
- 27 Details relating to ageing of Trade Receivables Nil
- 28 Details relating to ageing of Trade Payables Nil
- 29 Details relating to borrowings secured against current assets of the company Nil
- 30 Details relating to Benami Property held by the Company Nil
- 31 Details relating to utilization of borrowed funds and share premium Nil
- 32 Details relating to declaration of the company as wilful defaulter by any bank or financial institution or other lender Nil
- 33 Details relating to the nature of transaction carried out with the struck-off company Nil
- 34 Details relating to the transactions under taken in Crypto or Virtual currency Nil
- 35 Details relating to the undisclosed income reported Nil
- 36 Details regarding registraion or satisfaction of charges with Registrar of Companies, beyond the statutory period Nil
- 37 Details regarding compliance with number of layers of companies Nil
- 38 Details regarding compliance with approved scheme of arrangements Nil
- 39 Details regarding compliance with Corporate Social Responsibility Nil



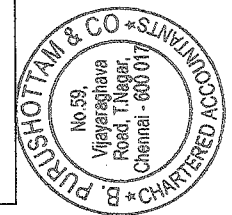
Kuthavakkam Realtors Private Limited

Notes to the financial statements for the year ended March 31, 2026

40

Ratios

Particulars	Numerator consists off	Denominator consists off	Current year ratio	Previous year ratio	% of variance	Reasons for variance more than 25%
Liquidity Ratio:						
Current ratio	Current Assets	Current Liabilities	0.89	0.88	1.72%	Nil
Solvency Ratio:						
Debt Equity ratio	Total Debt	Shareholder's Equity	(10.17)	(7.96)	27.82%	Increase in Borrowings and loss 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	0.88	0.03	2838.20%	Increase in Borrowings and loss during the year
Profitability Ratio:						
Return on Equity	Net Profits after taxes - Preference Dividend	Average Equity	0.55	0.45	21.99%	Nil
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	0.00	0.00	Nil	Nil
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	0.00	0.00	-99.67%	Increase in Borrowings and loss during the year
Utilisation Ratio:						
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	Nil	Nil	Nil	Nil



Kuthavakkam Realtors Private Limited

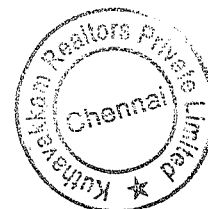
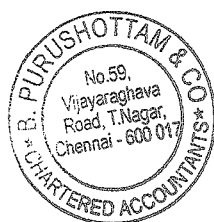
Notes to the financial statements for the year ended March 31, 2026

41 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is a net debt divided by total capital plus net debt. The Company's policy is to keep the gearing at an optimum level. The Company includes within net debt interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents.

		₹ million	
	Note No	31-Mar-26	31-Mar-25
Borrowings	11	497.875	220.400
Trade payables		-	-
Other financial liabilities	9	25.752	6.328
Less: Cash and bank balances	5	0.318	1.452
Net debt		523.309	225.276
Equity	7	0.500	0.500
Other Equity	8	(49.458)	(28.203)
Total equity		(48.958)	(27.703)
Equity and Net debt		474.351	197.573
Gearing ratio		110.32%	114.02%



Kuthavakkam Realtors Private Limited

Notes to the financial statements for the year ended March 31, 2026

42 Dividend

The company has not declared any dividend during the year.

43 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.

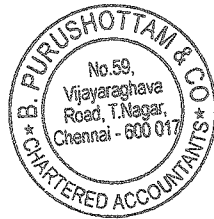
As per our report of even date

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

B. Mahidhar Krrishna

B Mahidhar Krrishna
Partner
Membership No.: 243632

Place: Chennai, India
Date: 22-04-2026



For and on behalf of the Board of Directors of
Kuthavakkam Realtors Private Limited

Raghunatha Reddy
Raghunatha Reddy
Director
DIN: 06852245

Place: Chennai, India
Date: 22-04-2026

V. Lakshmanan
Venkatesan Lakshmanan
Director
DIN: 10538781



UDIN: 26243632PAQCXX6680