Independent Auditor's Report

To The Members
M/s. Global Entropolis (Vizag) Private Limited

Report on Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **M/s. Global Entropolis (Vizag) Private Limited ("the company")** which comprises the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss, the cash flow statement for the year ended March 31, 2025, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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

Basis for Opinion

We conducted our audit 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 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 together with the ethical 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 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.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report including the Board's Report including Annexures to Board's Report but does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

The Board of Directors' Report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibility of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is 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, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under section 133 of the Act and other accounting principles generally accepted in India. 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 implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Board of Directors are 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.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the operating effectiveness of such controls.

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure, and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in

i) Planning the scope of our audit work and in evaluating the results of our work; and
ii) To evaluate the effect of any identified misstatements in the Financial Statements.

We communicate with management 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.

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 section 143(11) of the Act, we give in the "**Annexure-A**" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, based on our audit report we report that:

    a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

    b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income and the Statement of Change in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

e. On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

f. With respect to the adequacy of the internal financial controls 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 the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, no remuneration was paid by the Company to its directors during the year hence reporting requirement under the provisions of section 197(16) of the Act is not applicable.

h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in my opinion and to the best of my information and according to the explanations given to us:

i) The company, as detailed in **note 31** to the financial statements, has disclosed the impact of pending litigations on its financial statements as at 31st March 2025.

ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31st March 2025.

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 31st March 2025.

iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause () and (ii) of Rule 11(e), as provided under(a)and (b) above, contain any material misstatement.

v) No dividend was paid nor declared during the year by the company.

vi) Based on our examination, which included test checks, except the instance mentioned below, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2025, which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during our audit we did not come across any instance of the audit trail feature being tampered with. Further, the Company has preserved the audit trail as per the statutory requirements for record retention.

For V G G C And Associates
Chartered Accountants
Firm's Registration Number: 024868S

sd/-

Vivek Gupta
Partner
Membership No.506887
Date: May 26, 2025
Place: Bangalore
UDIN:

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Global Entropolis (Vizag) Private Limited of even date)

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

i) In respect of the Company's property, plant and equipment, right-of-use assets and intangible assets:

(a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B) The Company has maintained proper records showing full particulars of Intangible Assets.

(b) The property, plant and equipment have been physically verified by the management during the year, and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification program adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.

(c) As the company does not own any immovable property (including investment properties) (Other than properties where the company is lessee and the lease agreements are duly executed in the favour of lessee Plant and Equipment, reporting under clause 3(i)(c) of the Order is not applicable.

(d) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.

(e) Based on the information and explanation furnished to us, no proceedings have been initiated on the Company under the Prohibition of Benami Property Transactions Act, 1988 (as amended in 2016) and Rules made there under.

ii) In respect of Inventories

(a) The inventories held by the Company comprise stock of land. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year and based on the information and explanation furnished to us, no material discrepancies in excess of 10% or more in the aggregate for each class of inventory were noticed on physical verification.

(b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, 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) Reporting in respect of investments in, provided any guarantee or security or granted any loans or advances in loans, secured or unsecured

(a) The company has provided loan to others during the year as per the details given Below

Amount in Lakhs

Particulars	**Guarantee**	**Security**	**Loans**	**Advance in the nature of Loans**
Aggregate amount provided/ granted during the year: -Other (*)	Nil	Nil	910.04	Nil
Balance outstanding as at Balance Sheet date in respect of above cases: -Other (*)	Nil	Nil	6,335.48	Nil

(*) Represent Holding Company.

(b) In our opinion, and according to the information and explanations given to us, the terms and conditions of the grant of all loans given are, prima facie, not prejudicial to the interest of the company.
(c) According to the information and explanations given to us, loan granted by the company amounting to Rs 6,335.48 lakhs are repayable on demand and terms and conditions for repayment of interest there on have not be stipulated. Further, such loans and interest thereon have not been demanded for repayment as on date.
(d) There is no amount overdue for more than 90 days in respect of loans amounting to Rs 6,335.48 lakhs granted to such companies, firms, LLPs or other parties.
(e) The company has not granted any loan which has fallen due during the year. Further, no fresh loans were granted to any party to settle the overdue loan that existed as the beginning of the year.
(f) The company have granted the loan which are repayable on demand as per the details below:

Amount in Lakhs

Particulars	All Parties	Promoters	Related Parties
Aggregate amount loans/ advances in the nature of loans: -Repayable on Demand (A) -Aggregate does not specify any terms or period of Repayment (B)	910.04 Nil	910.04 Nil	910.04 Nil
Total (A+B)	910.04	910.04	910.04
Percentage of Loan to total Loans	100.00%	100.00%	100.00%

iv) In our opinion, and according to the information and explanations given to us, the Company has complied with the provision of Section 185of the Act in respect of loans, guarantee, and security provided by it, as applicable to the company. As the company is engaged in providing the infrastructural facilities as specified in schedule VI of the act, provisions of section 186 are not applicable except sub section (1). Further the company has not entered into any transaction covered in section 196(1) of the act.

v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits or there is no amount which has been considered as deemed deposit within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

vi) The central government has specified maintenance of cost records under sub section (1) of Section 148 of the Act in respect of the products of the company. However, the provision is not applicable as the overall turnover from all its products and services is less than rupees thirty-five crore during the immediately preceding financial year. Hence, reporting under clause (vi) of the Order is not applicable to the Company.

vii) In respect of statutory dues:

(a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

(b) According to the information and explanation provided to us, there are no statutory dues referred to in Sub-clause (a)which are not deposited with the appropriate authorities on account of any dispute except for the following:

Name of the Statue	Nature of Dues	Amount	Amount paid under Protest	Period to which it relates	Forum Where dispute Is Pending	Remarks (if Any)
Income Tax Act, 1961	Tax/ Interest Demanded	Nil (*)	53.90	2011-12	Income tax Appellate Tribunal order passed and referred back to the Assessing officer.	
		Nil (*)	11.70	2013-14		
		Nil (*)	Nil	2014-15		
		4.30	Nil	2016-17	Commissioner of income tax (Appeals)	
		13.34	Nil	2016-17		
		27.36	Nil	2014-15		
		Nil (*)	Nil	2020-21		
		286.02	Nil	2021-22		
		6,746.80	Nil	2015-16	Writ Petition filed with the Madras High Court	
		1,253,77	Nil	2017-18		
		809.51	Nil	2018-19		
		2,779.09	Nil	2019-20		
Finance Act, 1994	Tax/ Interest Demanded	1,094.37	56.32	2008-09 to 2014-15	Central Excise & Service Tax Appellate Tribunal, Hyderabad	
		8.65	11.03	Oct 2022-Sep 2015		
		253.24	17.26	Apr 2016-Jun 2017		
		127.23	11.66	2015-16	Central Excise & Service Tax Appellate Tribunal, Hyderabad	
CGST Act 2017	Tax/ Interest Demanded	94.57	28.37	2018-19	Office of the Assistant Commissioner (ST)(FAC), Chinawaltair Circle, Department of State Tax, Andhra Pradesh	

*No Tax Liability, however, the loss disallowed is under appeal.

viii) According to the information and explanations given to us, 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 (43 of 1961) which have not been recorded in the books of accounts.

ix) Reporting in respect of loans

(a) The Company has not defaulted in repayment of loans or any other borrowings or payment of interest thereon to any lender.

(b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanation provided to us, the company has not raised any money by way of term loans during the year and there has been no utilisation during the current year of the term loans obtained by the company during the previous years. Accordingly, reporting under clause 3(ix)(c) of the order is not applicable to the company.

(d) In our opinion, and according to the information and explanation provided to us, and 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) According to the information and explanations provided to us, the company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) and clause 3(ix)(f) of the order is not applicable to the company.

x) In respect of raising money through shares

(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 is not applicable.

(b) According to the information and explanations provided to us and on the basis of examination of records of the company, 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) In respect of fraud

(a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

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

(c) As per the information and explanation provided to us, there are no whistle blower complaints received by the Company during the year (and upto the date of this report).

xii) The Company is not a Nidhi Company and Nidhi Rules 2014 are not applicable to the company and hence reporting under clause 3(xii) of the Order is not applicable.

xiii) According to the information and explanations provided to us and on the basis of examination of records of the company, the company has not entered into any transaction with the related parties covered under section 188 of the companies Act. Further, the company is not required to constitute the audit committee under section 177 of the companies Act. Accordingly, reporting under clause 3(xiii) of the Order is not applicable to the company.

xiv) According to the information and explanation provided to us, the company is not required to and consequently does not have an internal audit system as per the provision of Section 138 of the Companies Act, 2013. Accordingly, reporting under clause 3(xiv) of the Order is not applicable to the company.

xv) According to the information and explanation provided to us, the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and accordingly reporting under clause 3(xv) of the Order with respect to compliance of section 192 of the Companies Act, 2013 are not applicable to the Company.

xvi) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii) The Company has incurred cash losses of Rs 829.51 Lakhs during the current financial year and Rs Nil in the immediately preceding financial.

xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.

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 Section 135 [Corporate Social Responsibility (“CSR”)] is not applicable to the company. Accordingly, reporting under clause 3(xx)(a) and clause 3(xx)(b) of the Order is not applicable for the year.

xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For V G G C And Associates
Chartered Accountants
Firm’s Registration Number:
024868S

sd/-

Vivek Gupta
Partner
Membership No.: 506887

UDIN:

Date: May 26, 2025
Place: Bangalore

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Global Entropolis (Vizag) Private Limited of even date)

Report on the Internal Financial Controls with reference to Financials Statements under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")

We have audited the internal financial controls with reference to financial statements of **Global Entropolis (Vizag) Private Limited** (the "Company") as of March 31, 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial Controls with reference to financial statements

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that 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 with reference to Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the criteria for internal financial control with reference to financial statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For V G G C And Associates
Chartered Accountants
Firm's Registration Number: 024868S

sd/-

Vivek Gupta
Partner
Membership No.: 506887

UDIN:

Date: May 26, 2025
Place: Bangalore

Global Entropolis (Vizag) Private Limited
Regd office: 40/43, 8th Main, 4th Cross, Sadashivnagar, Bangalore-560080
CIN: U45202KA2008PTC045671
Email ID: companysecretary@shriramproperties.com
Ph No. 080 - 4022 9999

Balance Sheet as at 31 March 2025
(All amounts in ₹ lakhs, unless otherwise stated)

ASSETS	**Note**	**As at 31 March 2025**	**As at 31 March 2024**
Non-current assets			
(a) Property, plant and equipment	2	8.32	12.38
(b) Other Intangible assets	3	0.71	1.40
(c) Non-current tax assets (net)	4	1,264.27	1,648.70
(e) Other non-current assets	5a	0.40	0.40
Total non-current assets		**1,273.70**	**1,662.88**
Current assets			
(a) Inventories	6	6,750.81	10,824.00
(b) Financial assets			
(i) Trade receivables	7	226.64	272.08
(ii) Cash and cash equivalents	8	67.46	183.31
(iii) Loans	9	6,335.48	5,875.32
(iv) Other financial assets	10	343.91	343.91
(c) Other current assets	5b	5,237.01	5,406.49
Total current assets		**18,961.31**	**22,905.11**
Total assets		**20,235.01**	**24,567.99**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	11	1,302.40	1,302.40
(b) Other equity	12	15,671.08	16,503.55
Total equity		**16,973.48**	**17,805.95**
Liabilities			
Non-current liabilities			
(a) Provisions	13a	19.80	2.98
Total non-current liabilities		**19.80**	**2.98**
Current liabilities			
(a) Financial liabilities			
(i) Trade payables	14		
(a) Total outstanding dues of micro and small enterprises		309.43	237.77
(b) Total outstanding dues of creditors other than (i) (a) above		339.46	514.44
(ii) Other financial liabilities	15	1,569.69	1,492.75
(b) Other current liabilities	16	1,013.87	4,473.52
(c) Provisions	13b	9.28	5.59
(d) Current tax liabilities (net)		-	34.99
Total current liabilities		**3,241.73**	**6,759.06**
Total equity and liabilities		**20,235.01**	**24,567.99**
Summary of material accounting policies	1.2		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For V G G C & Associates
Chartered Accountants
Firm's Registration No.: 024868S

sd/-

Vivek Gupta
Partner
Membership No.: 506887

Bangalore
26 May 2025

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-
M Murali	**Balaji R**	**Ramaswamy K**
Director	Director	Company Secretary
DIN: 00030096	DIN: 07831896	ACS: 28580
Bengaluru	Bengaluru	Bengaluru
26 May 2025	26 May 2025	26 May 2025

Global Entropolis (Vizag) Private Limited
Statement of profit and loss for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise stated)

	Note	Year ended 31 March 2025	Year ended 31 March 2024
Revenue			
Revenue from operations	17	1,702.77	3,595.00
Other income	18	173.76	1,219.18
Total income		**1,876.53**	**4,814.18**
Expenses			
Material and contract cost	19	700.09	386.11
Changes in inventories	20	1,616.99	1,003.24
Employee benefits expense	21	97.81	118.45
Finance costs	22	42.88	293.29
Depreciation and amortisation expense	23	2.96	7.02
Other expenses	24	229.84	168.55
Total expenses		**2,690.57**	**1,976.66**
Profit before tax		**(814.04)**	**2,837.52**
Tax expense	25		
Deferred tax (credit)/ charge		-	672.65
Total tax (credit)/ expense		**-**	**672.65**
Profit after tax		**(814.04)**	**2,164.87**
Other comprehensive income			
(a) Items that will not be reclassified to profit or loss			
(i) Re-measurement of gains on defined benefit plans	33A	(18.43)	10.79
Total other comprehensive income for the year		**(18.43)**	**10.79**
Total comprehensive profit for the year		**(832.47)**	**2,175.66**
Earnings per share (Nominal value per share)	26		
Basic and diluted (₹)		(62.50)	166.22
Summary of material accounting policies	1.2		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For V G G C & Associates
Chartered Accountants
Firm's Registration No.: 024868S

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-	sd/-
Vivek Gupta	**M Murali**	**Balaji R**	**Ramaswamy K**
Partner	Director	Director	Company Secretary
Membership No.: 506887	DIN: 00030096	DIN: 07831896	ACS: 28580
Bangalore	Bengaluru	Bengaluru	Bengaluru
26 May 2025	26 May 2025	26 May 2025	26 May 2025

Global Entropolis (Vizag) Private Limited
Statement of Cash Flows for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise stated)

	Year ended 31 March 2025	Year ended 31 March 2024
A. Cash flow from operating activities		
Profit/ (loss) before tax	**(814.04)**	**2,837.52**
Adjustments		
Interest income on financial assets at amortised cost	-	(481.60)
Interest on bank deposits	(0.75)	(21.76)
Liabilities no longer required written back	(112.39)	(645.29)
Depreciation and amortisation expense	2.96	7.02
Finance costs	42.88	293.29
Reversal of liability write back	53.23	-
Provision made for bad and doubtful advances	-	53.70
Operating profit before working capital changes	**(828.11)**	**2,042.88**
Working capital adjustments:		
(Increase) / decrease in trade receivables	45.44	725.38
(Increase) / decrease in inventories	4,073.19	1,032.11
Decrease in loans and other financial assets	352.20	8,095.45
(Increase) / decrease in other assets	(236.20)	9,384.63
Increase / (decrease) in trade payables	9.07	(323.98)
(Decrease) in other current liabilities	(3,459.65)	(1,989.25)
(Decrease) in financial liabilities	76.94	717.63
Increase / (decrease) in provisions	2.08	(25.00)
Cash generated from operations	**34.96**	**19,659.85**
Income tax paid, net	349.44	(922.80)
Net cash flows from operating activities	**384.40**	**18,737.05**
B. Cash flows from investing activities		
Proceeds from sale of property, plant and equipment	1.79	-
Loans to related parties, net of repayment	(459.91)	(5,874.43)
Interest income received	0.07	21.87
Movement in bank deposits	0.68	600.16
Net cash flows from investing activities	**(457.37)**	**(5,252.40)**
C. Cash flows from financing activities		
Repayment of term loans	-	(10,391.06)
Proceeds of borrowings from related parties (net)	-	(5,455.26)
Payment of principal component of lease liability	-	(5.00)
Payment of interest portion of lease liability	-	(0.16)
Finance costs paid	(42.88)	(375.79)
Net cash flows (used in) financing activities	**(42.88)**	**(16,227.27)**
Net increase/ (decrease) in cash and cash equivalents (A + B + C)	(115.85)	(2,742.62)
Cash and cash equivalents at the beginning of the year	183.31	2,925.93
Cash and cash equivalents at the end of the year	**67.46**	**183.31**
Components of cash and cash equivalents		
Cash and cash equivalents (refer note 9)	67.46	183.31
Total cash and cash equivalents	**67.46**	**183.31**

Note : Changes in financial liabilities arising from cash and non-cash changes

Liabilities	As at 01 April 2023	Cash flows	Non-cash changes			As at 31 March 2024
			Adjustment of processing fee and prepaid guarantee	Accrued interest	Extinguishment of financial liability	
Borrowings from others(*)	10,473.72	(10,391.06)	-	(82.66)	-	-
Lease liability	5.00	(5.16)	-	0.16	-	0.0023
Loan from related party	5,455.26	(5,455.26)	-	-	-	-

Includes current maturities of long-term borrowings classified under “Other current financial liabilities"

As per our report of even date

For V G G C & Associates
Chartered Accountants
Firm’s Registration No.:
024868S

sd/-

Vivek Gupta
Partner
Membership No.: 506887

Bangalore
26 May 2025

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-
M Murali	**Balaji R**	**Ramaswamy K**
Director	Director	Company Secretary
DIN: 00030C	DIN: 07831896	ACS: 28580
Bengaluru	Bengaluru	Bengaluru
26 May 202!	26 May 2025	26 May 2025

1 Company overview and material accounting policies information

1.1 Company overview

Global Entropolis (Vizag) Private Limited (‘Global Vizag' or ‘the Company’) is principally engaged in developing and sale of residential townships including villas and apartments. The Company has been engaged to develop an integrated residential township in Visakhapatnam district in Andhra Pradesh. The Company was incorporated on 19 March 2008 and has its registered office at 40/43, 8th Main, 4th Cross, Sadashivnagar, Bangalore-560080. The Company is a wholly owned subsidiary of Shriram Properties Limited (formerly known as Shriram Properties Private Limited).

1.2 Material accounting policies

a. Statement of compliance

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind-AS) as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 by Ministry of Corporate Affairs (‘MCA’). The Company has uniformly applied the accounting policies during the years presented.

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Board of Directors on 26 May 2025.

b. Basis of preparation of financial statements

The financial statements have been prepared on accrual and going concern basis under the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes in to account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share based payment transactions that are within the scope of Ind AS 102, 'Share-based Payment', leasing transactions that are within the scope of Ind AS 116, 'Leases', and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 'Inventories', or value in use in Ind AS 36 'Impairment of assets'.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data rely as little as possible on entity specific estimates.

Level 3: Inputs for the assets or liabilities that are not based on the observable marked data (unobservable inputs)

c. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and disclosure of contingent liabilities at the end of the reporting period. Although these estimates are based upon the management’s best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future period. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Application of accounting policies that require significant accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 1.3.

d. Standards issued but not yet effective

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from 1 April 2024.

e. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

(i) An asset is classified as current when it is:
- Expected to be realized or intended to sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized 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

(ii) All other assets are classified as non-current.

(iii) A liability is classified as current when:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

(iv) All other liabilities are classified as non-current.

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

Based on the nature of service and the time between the acquisition of assets for development and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities which pertain to the project and for all other assets and liabilities the Company has considered twelve months.

1.2 Material accounting policies information (continued)

f. Foreign currency transactions

Functional and presentation currency

The financial statements are presented in Indian Rupee (' ₹ ') which is also the functional and presentation currency of the Company. All amounts have been rounded-off to the nearest lakhs, unless otherwise indicated.

(a) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

(b) Conversion

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

g. Revenue recognition

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. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

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

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the standalone financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

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

(b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or

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

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

Revenue is recognised either at point of time or over a period of time based on various conditions as included in the contracts with customers.

1) Sale of constructed / developed properties

Revenue is recognised over the time from the financial year in which the control of the asset is transferred based on the percentage-of-completion method ('POC method') of accounting with cost of project incurred (input method) for the respective projects determining the degree of completion of the performance obligation.

The revenue recognition of real estate property under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately in the Statement of Profit and Loss.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

2) Sale of services

Development management fees

The Company renders development management services involving multiple elements such as Sales and Marketing, Project Management and Consultancy (PMC) services, Customer Relationship Management (CRM) Services and financial management services to other real estate developers. The Company's performance obligation is satisfied either over the period of time or at a point in time, which is evaluated for each service under development management contract seperately. Revenue is recognised upon satisfaction of each such performance obligation.

Administrative income

Contract balancesRevenue in respect of administrative services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

3) Other operating income

Income from transfer/ assignment of development rights

The revenue from transfer/ assignment of development right are recognized in the year in which the legal agreements are duly executed and the performance obligations thereon are duly satisfied and there exists no uncertainty in the ultimate collection of consideration from customers.

1.2 Material accounting policies information (continued)

h. Inventories

Raw materials

Inventory includes raw materials used for the construction activity. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a ‘First In First Out’ basis.

Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition and other costs incurred to get the properties ready for their intended use.

Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development.

Properties held for sale

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development.

Net realizable 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.

i. Property, Plant and Equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. On transition to Ind AS i.e., on 01 April 2015 , the Company had elected to measure all its property, plant and equipment at the previous GAAP carrying value (deemed cost) The cost comprises purchase price, borrowing cost if capitalization criteria are met, any expected costs of decommissioning and any directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement

Subsequent costs are included in the asset’s carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit and loss as incurred.

Depreciation and useful lives

Depreciation/amortization on property, plant & equipment is provided on the straight-line method, based on the useful life of asset specified in Schedule II to the Companies Act, 2013. The Management estimates the useful lives of the assets as per the indicative useful life prescribed in Schedule II to the Companies Act, 2013. Residual values, useful lives and method of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

Office equipment	5 years
Furniture and fixtures	10 years
Electrical fittings	10 years
Computers	3 years
Vehicles	8 years
Leasehold improvements	shorter of lease period or 3 years

Cost of assets not ready for use at the balance sheet date are disclosed under capital work-in-progress.

De-recognition

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognized.

j. Intangible assets

Recognition and initial measurement

Intangible assets (software) are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortization)

The cost of capitalized software is amortized over a period of 3 years from the date of its acquisition on a straight line basis.

k. Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

All other borrowing costs are recognized in the Statement of Profit and Loss in the period in which they are incurred.

The Company determines the amount of borrowing costs eligible for capitalization as the actual borrowing costs incurred on that borrowing during the period less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset. In case if the Company borrows generally and uses the funds for obtaining a qualifying asset, borrowing costs eligible for capitalization are determined by applying a capitalization rate to the expenditures on that asset.

The Company suspends capitalization of borrowing costs during extended periods in which it suspends active development of a qualifying asset.

l. Cash and cash equivalents

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to insignificant risk of changes in value.

1.2 Material accounting policies information (continued)

m. Employee benefits

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of project under development, as the case may be. The Company's contributions towards provident fund are deposited with the Regional Provident Fund Commissioner under a defined contribution plan, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

Defined benefit plan

The Company has funded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognized in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries who use the projected unit credit method to calculate the defined benefit obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss or inventorized as a part of project under development, as the case may be.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in profit or loss as past service cost or inventorized as a part of project under development, as the case may be.

Actuarial gain or loss arising from experience adjustments and changes in actuarial assumptions are recognized in other comprehensive income in the year in which such gain or loss arise.

Compensated absences

The Company also provides benefit of vacation pay to its employees. Liability in respect of vacation pay becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss or inventorized as a part of project under development, as the case may be in the year in which such gains or losses arise.

The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

Other short-term benefits

Short-term employee benefits comprising employee costs including performance bonus is recognized in the statement of profit and loss on the basis of the amount paid or payable for the period during which services are rendered by the employee.

n. Tax expense

Income taxes

Income tax expense represents the sum of the tax currently payable and deferred tax

Current tax

Current tax is the amount of tax payable based on the taxable profit for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act,1961 and other applicable tax laws in the countries where the Company operates and generates taxable income.

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

Current and deferred tax for the period

Current and deferred tax are recognized in profit or loss, except when they are relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

o. Earnings per share

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

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

p. Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material, 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.

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

(i) Possible obligations which will be confirmed only by future events not wholly within the control of the Group or

(ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

1.2 Material accounting policies information (continued)

q. Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted. However, trade receivables that do not contain a significant financing component are measured at transaction value.

Subsequent measurement

Debt Instruments

Debt instruments at amortized cost

A 'Debt instruments' is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized 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 amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the statement of profit and loss.

Debt Instruments at fair value through other comprehensive income (FVTOCI)

A debt instrument is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Fair value movements are recognized in other comprehensive income (OCI).

Debt instruments at Fair value through profit and loss (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 FVOCI, 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.

Equity investments

All equity investments in the scope of Ind AS 109,' Financial Instruments', are measured at fair value. Equity instruments which are held for trading and contingent consideration has been recognized by an acquirer in a business combination to which Ind AS 103,' Business Combinations' applies, are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in OCI with subsequent changes in the fair value.

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

If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in the OCI.

There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of investment.

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

De-recognition of financial assets

A financial asset is primarily de-recognized 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.

r. Financial liabilities

Initial recognition

All financial liabilities are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. These liabilities are classified as amortized cost.

Subsequent measurement

These liabilities include borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortized cost using the effective interest method.

De-recognition of financial liabilities

A financial liability is de-recognized 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 de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

s. Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the twelve month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized is recognized as an impairment gain or loss in the statement of profit and loss.

t. Impairment of non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. 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 for which the estimates of future cash flows have not been adjusted.

1.2 Material accounting policies information (continued)

t. Impairment of non-financial assets (contd.)

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

u. Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset

Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of assets that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

v. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Company is engaged in the business of construction, development and sale of all or any part of housing project which is the only reportable segment. The Company operates primarily in India and there is no other significant geographical segment.

w. Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash from operating, investing and financing activities of the Company are segregated.

The loans from/to related parties are in nature of current accounts. Accordingly, receipts and payments from/to related parties have been shown on a net basis in the cash flow statement.

1.3 Significant judgements and estimates in applying accounting policies

a. Revenue from contracts with customers - The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.

b. Net realizable value of inventory - The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.

c. Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

d. Contingent liabilities – At each balance sheet date basis the management estimate, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding guarantees and litigations. However, the actual future outcome may be different from this estimate.

e. Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Global Entropolis (Vizag) Private Limited
Statement of Changes in Equity for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise stated)

A. Equity share capital

Particulars	As at 01 April 2023	Changes during the year	As at 31 March 2024	Changes during the year	As at 31 March 2025
Equity share capital	1,302.40	-	1,302.40	-	1,302.40
	1,302.40	**-**	**1,302.40**	**-**	**1,302.40**

B. Other equity

	Reserves and surplus				
Particulars	**Securities premium**	**Retained earnings**	**Measurement of below market rate financial liability at fair value (*)**	**Deemed capital contribution**	**Total**
Balance as at 01 April 2023	25,238.98	(22,590.80)	584.33	11,095.38	14,327.89
Loss for the year	-	2,164.87	-	-	2,164.87
Other comprehensive income for the year	-	10.79	-	-	10.79
Balance as at 31 March 2024	**25,238.98**	**(20,415.14)**	**584.33**	**11,095.38**	**16,503.55**
Loss for the year	-	(814.04)	-	-	(814.04)
Other comprehensive income for the year	-	(18.43)	-	-	(18.43)
Balance as at 31 March 2025	**25,238.98**	**(21,247.61)**	**584.33**	**11,095.38**	**15,671.08**

(*) Represents accounting for corporate guarantee provided by the Holding company

As per our report of even date

For V G G C & Associates
Chartered Accountants
Firm's Registration No.: 024868S

For and on behalf of the Board of Directors of Global Entropolis (Vizag) Private Limited

Vivek Gupta
Partner
Membership No.: 506887

Bangalore
26 May 2025

M Murali
Director
DIN: 00030096

Bangalore
26 May 2025

Balaji R
Director
DIN: 07831896

Bangalore
26 May 2025

Ramaswamy K
Company Secretary
ACS: 28580

Bengaluru
26 May 2025

(All amounts in ₹ lakhs, unless otherwise stated)

2 Property, plant and equipment (PPE)

Details of the Company’s property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting year is as follows:

Particulars	Computers	Furniture and Fixtures	Vehicles	Office equipment	Electrical fittings	Right of use building	Total
Gross carrying amount							
As at 1 April 2023	23.40	6.00	15.30	20.10	4.40	41.60	**110.80**
Additions	-	-	-	-	-	-	**-**
Disposals	-	-	-	-	-	-	**-**
As at 31 March 2024	**23.40**	**6.00**	**15.30**	**20.10**	**4.40**	**41.60**	**110.80**
Additions	-	-		-	-	-	-
Disposals	-	-	(5.96)	-	-	-	(5.96)
As at 31 March 2025	**23.40**	**6.00**	**9.34**	**20.10**	**4.40**	**41.60**	**104.84**
Accumulated depreciation							
As at 1 April 2023	22.20	6.00	9.10	15.10	2.10	37.60	**92.10**
Charge for the year	0.08	-	1.19	0.58	0.47	4.00	**6.32**
As at 31 March 2024	**22.28**	**6.00**	**10.29**	**15.68**	**2.57**	**41.60**	**98.42**
Charge for the year	-	-	1.01	0.80	0.46	-	**2.27**
Adjustment for disposals	-	-	(4.17)	-	-	-	(4.17)
As at 31 March 2025	**22.28**	**6.00**	**7.13**	**16.48**	**3.03**	**41.60**	**96.52**
Net block							
As at 31 March 2024	**1.12**	**-**	**5.01**	**4.42**	**1.83**	**-**	**12.38**
As at 31 March 2025	**1.12**	**-**	**2.21**	**3.62**	**1.37**	**-**	**8.32**

a. Contractual obligations

There are no contractual commitments pending for the acquisition of property, plant and equipment as at 31 March 2025 and 31 March 2024

b. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended 31 March 2025 and 31 March 2024

c. Details of PPE pledged

No Property, plant and equipment have been pledged as at 31 March 2025 and 31 March 2024

d. The Company has not revalued its Property, Plant and Equipment (including right of use assets) during the year ended 31 March 2025 and 31 March 2024

3 Other Intangible assets

Particulars	Computer software	Total
Gross carrying amount		
As at 1 April 2023	19.90	**19.90**
Additions	-	**-**
As at 31 March 2024	**19.90**	**19.90**
Additions	-	**-**
As at 31 March 2025	**19.90**	**19.90**
Accumulated depreciation		
As at 1 April 2023	17.80	**17.80**
Charge for the year	0.70	**0.70**
Up to 31 March 2024	**18.50**	**18.50**
Charge for the year	0.69	**0.69**
Up to 31 March 2025	**19.19**	**19.19**
Net block		
As at 31 March 2024	**1.40**	**1.40**
As at 31 March 2025	**0.71**	**0.71**

Note

a The Company has not revalued its intangible assets as at the balance sheet date.

	As at 31 March 2025	As at 31 March 2024
4 Non-current tax assets (net)		
Advance income tax (net of provision for taxation) (*)	1,264.27	1,648.70
	1,264.27	**1,648.70**

(*) Includes amount deposited with tax authorities under protest amounting to ₹ 65.60 lakhs (31 March 2024: ₹ 65.60 lakhs)

5 Other assets		
a Non-current		
Other advances	0.40	0.40
	0.40	**0.40**
b Current		
Unsecured, considered good		
Advances to suppliers and contractors	277.59	424.48
Unbilled revenue (#)	4,441.40	4,456.14
Prepaid expenses	6.38	9.28
Duties and taxes recoverable (*)	511.64	516.59
	5,237.01	**5,406.49**
Unsecured, considered doubtful		
Advances to suppliers and contractors	87.32	111.67
Less: Provision for doubtful advances	(87.32)	(111.67)
	-	**-**
	5,237.01	**5,406.49**

(#) Details of assets pledged as per note 27

(*) Includes amount deposited with tax authorities under protest amounting to ₹ 146.36 Lakhs (31 March 2024: ₹ 127.57 Lakhs)

6 Inventories		
Raw materials	41.35	97.55
Properties under development **(^)**	6,709.46	10,726.45
	6,750.81	**10,824.00**

(^) The Company's entitlement includes a constructed built-up area of 1 lakh sq. ft., receivable under an assignment deed, in lieu of a consideration of ₹2,400.00 lakhs during the previous year. (also refer note 16).

Note:

Write-down of inventories to net realisable value amounted to ₹ 330.61 lakhs. This was recorded as expense during the period ended 31 March 2025 and included in in 'changes in inventories' in statement of profit and loss.

Reversal of Write-down of inventories to net realisable value amounted to ₹ 316.80 lakhs for the year ended 31 March 2024. This was recorded as a reduction in expense during the year ended 31 March 2024 and included in in 'changes in inventories' in the statement of profit and loss.

(All amounts in ₹ Lakhs, unless otherwise stated)

		As at 31 March 2025	As at 31 March 2024
7	**Trade receivables**		
	Current		
	Trade receivables	610.13	736.26
	Less: Provision for doubtful debts	(383.49)	(464.18)
		226.64	**272.08**
	Break up of security details		
	Trade receivables considered good - secured	92.66	151.24
	Trade receivables considered good - unsecured	133.98	120.84
	Trade receivables which have significant increase in credit risk	383.49	464.18
	Credit impaired	(383.49)	(464.18)
		226.64	**272.08**

Trade receivables ageing schedule:

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2025						
Undisputed Trade receivables- considered good	45.75	57.69	-	89.85	33.35	226.64
Undisputed Trade receivables- which have significant increase in credit risk	-	-	-	-	383.49	383.49

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2024						
Undisputed Trade receivables- considered good	41.31	0.83	95.78	80.03	54.13	272.08
Undisputed Trade receivables- which have significant increase in credit risk	-	-	-	-	464.18	464.18

		As at 31 March 2025	As at 31 March 2024
8	**Cash and cash equivalents**		
	Cash on hand	1.44	0.71
	Balances with banks		
	In current accounts	50.21	167.47
	In deposit accounts of original maturity of less than three months	15.81	15.13
		67.46	**183.31**

Note:
There are no undrawn committed borrowing facilities as at 31 March 2024 and 31 March 2025.

9	**Loans**		
	Current		
	(Unsecured, considered good)		
	Loans to related parties (refer note 32)	6,334.34	5,874.43
	Security deposits	0.19	0.19
	Other advances (includes advance given to KMP - refer note 32)	0.95	0.70
		6,335.48	**5,875.32**
	Details of loans - unsecured		
	Loans - considered good	6,335.48	5,875.32
		6,335.48	**5,875.32**

Loans and advances to Directors / KMP / Related parties repayable on demand

Type of borrower	As at 31 March 2025		As at 31 March 2024	
	Amount outstanding	Percentage of total	Amount outstanding	Percentage of total
Promoter	6,334.34	99.98%	5,874.43	99.98%
KMPs	0.50	0.01%	0.50	0.01%
	6,334.84	**99.99%**	**5,874.93**	**99.99%**

10	**Other financial assets**		
	Current		
	Other receivables	364.91	364.91
		364.91	**364.91**
	Less: Provision for expected credit loss	(21.00)	(21.00)
		343.91	**343.91**

11 Equity share capital

	As at 31 March 2025		As at 31 March 2024	
Authorized share capital	**Number**	**Amount**	**Number**	**Amount**
Equity shares of face value of ₹10 each				
Class A equity shares	1,30,25,000	1,302.50	1,30,25,000	1,302.50
Class B equity shares	65,95,000	659.50	65,95,000	659.50
Class C equity shares	25,00,000	250.00	25,00,000	250.00
	2,21,20,000	**2,212.00**	**2,21,20,000**	**2,212.00**
Issued, subscribed and fully paid-up shares				
Equity share capital of face value of ₹10 each				
Class A equity shares of ₹10 each	1,30,24,000	1,302.40	1,30,24,000	1,302.40
	1,30,24,000	**1,302.40**	**1,30,24,000**	**1,302.40**

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares

	As at 31 March 2025		As at 31 March 2024	
	Number	**Amount**	**Number**	**Amount**
Class A				
Balance at the beginning of the year	1,30,24,000	1,302.40	1,30,24,000	1,302.40
Change during the year	-	-	-	-
Balance at the end of the year	**1,30,24,000**	**1,302.40**	**1,30,24,000**	**1,302.40**

b. Terms/rights attached to equity shares

The Company has three class of equity shares, viz. Class A, B and C, having a par value of ₹10 per share. Class A equity shares have a voting rights of one vote per equity. Class B equity shares have no voting rights but entitled to dividends and with put option for buy back. Class C equity shares have no voting rights but entitled to dividends. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company in proportion of their holdings in accordance with the shareholders agreement.

c. Details of shareholders holding more than 5% shares in the Company, shares held by holding company and promoters

Name	As at 31 March 2025		As at 31 March 2024	
	Number	**% holding in the class (^)**	**Number**	**% holding in the class (^)**
Class A equity shares				
Shriram Properties Limited (Holding company) ***(#)***	1,30,24,000	100%	1,30,24,000	100%

(#) (Including 10 shares held by nominee shareholder)

(^) there has been no change in percentage of shares held by the promoters during the reporting periods.

d. Aggregate number of bonus shares issued and shares issued for consideration other than cash during the year of five years immediately preceding the reporting date:

There have been no buy back of shares, issue of bonus shares and issue of shares pursuant to contract without payment being received in cash for the period of 5 years immediately preceding the reporting date.

12 Other equity	**As at 31 March 2025**	**As at 31 March 2024**
Securities premium	25,238.98	25,238.98
Measurement of below market rate financials liability at fair value	584.33	584.33
Deemed capital contribution	11,095.38	11,095.38
Retained earnings	(21,247.61)	(20,415.14)
	15,671.08	**16,503.55**

Nature and purpose of reserves

Securities premium

Securities premium reserve is created to record the premium received over and above the face value of shares at the time of issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act 2013.

Measurement of below market rate financials liability at fair value

Represents accounting for corporate guarantee provided by the Holding company

Deemed capital contribution

The Company had an outstanding loan balance of ₹ 14,666.20 Lakh payable to Shriram Properties Limited (Holding Company) as on 31 March 2022. The loan carried market interest rate of 16% p.a and was repayable on demand. During the year ended 31 March 2022, based on mutual discussion, the Holding Company had approved waiver of a portion of the aforesaid outstanding loan balance, including interest charge for the year, and such 'Gain on extinguishment of financial liability' has been treated as 'Capital contribution' directly in equity as it is arising out of transaction with shareholder.

(All amounts in ₹ lakhs, unless otherwise stated)

		As at 31 March 2025	As at 31 March 2024
13	**Provisions**		
a	**Non-current**		
	Provision for employee benefits		
	Gratuity (refer note 33A)	19.80	2.98
		19.80	**2.98**
b	**Current**		
	Provision for employee benefits		
	Gratuity (refer note 33A)	2.67	2.67
	Compensated absense	6.61	2.92
		9.28	**5.59**
14	**Trade payables**		
	Due to micro and small enterprises	309.43	237.77
	Dues to creditors other than micro and small enterprises	339.46	514.44
		648.89	**752.21**

Note:

The disclosure in respect of amounts payable to micro and small enterprises as at 31 March 2025 and 31 March 2024 has been made in the financial statements based on the information received and available with the Company. The Company has not received any claim for interest from any supplier as at the balance sheet date.

	Particulars	**31 March 2025**	**31 March 2024**
i)	the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year; (#)		
	- Principal	265.28	196.88
	- Interest	44.16	40.89
ii)	the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iii)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	44.16	40.89
v)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	-	-

(#) includes the amounts reported in note 18 to the standalone financial statements

Trade payable ageing as at reporting date is as below:

Particulars	**Not due/ Unbilled**	**Outstanding for following periods from due date of payment**				
		Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
As at 31 March 2025						
MSME	16.47	48.91	68.60	102.77	72.69	309.43
Others	237.27	22.48	13.79	53.38	12.53	339.46
As at 31 March 2024						
MSME	-	105.73	120.69	11.36	-	237.77
Others	168.26	87.14	182.98	76.06	-	514.44

		As at 31 March 2025	As at 31 March 2024
15	**Other financial liabilities**		
	Current		
	Refund due to customers	886.40	595.54
	Corpus and maintenance due to association	425.87	542.57
	Security deposits	3.70	8.20
	Other payables	253.72	346.44
		1,569.69	**1,492.75**

	As at 31 March 2025	As at 31 March 2024
16 Other current liabilities		
Revenue received in advance	979.58	1,764.51
Others		
Statutory dues payable	24.21	280.83
Payable to land owner **(*)**	10.08	28.18
Other payables **(**)**	-	2,400.00
	1,013.87	**4,473.52**

(*) Representing the Company's obligation under the joint development agreement

(**) During the year ended 31 March 2016, the Company had proportionately assigned its development right over 23 Lakh square feet out of 51 Lakh square feet in favour of a third party for a deferred consideration of ₹ 28,000.00 lakh. The consideration will be settled over the period through cash payment of ₹ 25,600.00 lakh which has been measured at fair value and the Company will receive 1 Lakh square feet of constructed area in lieu of the balance consideration of ₹ 2,400.00 lakh. Built-up area received under the assignment deed is to be transferred to Global Entropolis Asia Private Limited (GEAPL), in terms of joint development agreement (as ammended) between the parties. Accordingly, the Company has reported the liability of ₹ 2,400.00 lakh towards this obligation. The company had received the built up area of 1 lakh square feet and the same was transferred to GEAPL in current year.

	Year ended 31 March 2025	Year ended 31 March 2024
17 Revenue from operations ($)		
Sale of constructed properties	1,702.77	1,707.28
Other operating income		
Development management fees	-	-
Income from sale of development rights (#)	-	1,887.72
	1,702.77	**3,595.00**

(#) Further to the information given in note 11, during the previous year, the Company has entered into full and final settlement with the assignee and consideration received over and above the amount receivable is recognised as revenue in the previous year.
A year before that, the Company and the assignee had entered into a supplementary agreement and agreed for an additional consideration for delay in discharging the obligations of the assignee under the said assignment agreement. As the additional consideration was towards previously completed performance obligations of the Company, entire amount had been recognised as revenue during that year.

($) Disaggregated revenue information
Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services:

Revenue recognition at a point of time	0.84	1,887.72
Revenue recognition over period of time	1,701.93	1,707.28
	1,702.77	**3,595.00**
18 Other income		
Interest income on financial assets at amortised cost	-	481.60
Interest on bank deposits	0.75	21.76
Liabilities no longer required written back	112.39	645.29
Profit from sale of scrap	13.00	-
Miscellaneous	47.62	70.53
	173.76	**1,219.18**
19 Material and contract cost		
Material and contract cost	700.09	386.11
	700.09	**386.11**
20 Changes in inventories		
Inventory at the beginning of the year		
Properties under development	10,726.45	6,297.15
	10,726.45	**6,297.15**
Less: Inventory at the end of the year		
Properties under development	6,709.46	10,726.45
	6,709.46	**10,726.45**
Less: Inventory adjusted pursuant to receipt of built up area under assignment deed (refer note 16)	(2,400.00)	-
Add: Inventory acquired pursuant to settlement with Iconica Projects towards receivable from transfer of development rights	-	5,432.54
	1,616.99	**1,003.24**

		Year ended 31 March 2025	Year ended 31 March 2024
21	**Employee benefits expense (*)**		
	Salaries, wages and bonus	88.40	104.39
	Contribution to provident fund and other funds (refer note 34B)	5.97	7.53
	Gratuity expenses (refer note 34A)	1.84	3.60
	Staff welfare expenses	1.60	2.93
		97.81	**118.45**
22	**Finance costs**		
	Interest expense		
	- on term loans	-	95.61
	- on others	2.50	-
	Loan preclosure charges	-	137.54
	Other borrowing costs	40.38	60.14
		42.88	**293.29**
23	**Depreciation and amortization**		
	Depreciation of tangible assets (refer note 2)	2.27	6.32
	Amortisation of intangible assets (refer note 3)	0.69	0.70
		2.96	**7.02**
24	**Other expenses**		
	Repairs and maintenance to buildings	4.19	8.75
	Legal and professional (*)	38.41	54.11
	Travel and conveyance	9.80	17.50
	Rates and taxes	108.85	-
	Communication costs	1.83	3.67
	Advertising and sales promotion	0.98	-
	Provision for bad and doubtful advances	-	53.70
	Reversal of liability write back	53.23	-
	Power and fuel	3.92	1.03
	Printing and stationery	3.16	4.03
	Loss on sale of fixed assets	-	0.84
	Miscellaneous expenses	5.47	24.92
		229.84	**168.55**
(*)	**Payment to auditor (on accrual basis, excluding GST)**		
	As auditor:		
	Statutory audit	2.50	7.00
	Limited review	0.60	-
	Reimbursement of expenses	0.56	1.30
		2.50	**7.00**
25	**Tax expense**		
A.	**Tax expense comprises of:**		
	Deferred tax (credit)/ charge	-	672.65
	Income tax expense reported in the statement of profit and loss	**-**	**672.65**

B. Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% and the reported tax expense in the statement of profit or loss are as follows:

	Year ended 31 March 2025	Year ended 31 March 2024
Accounting profit before income tax	**(814.04)**	**2,837.52**
Effective tax rate in India, applicable to the Company	25.17%	25.17%
Expected tax expense	(204.88)	714.15
Unrecorded deferred tax asset on other temporary differences	204.88	(111.32)
Reversal of deferred tax asset created in earlier years on the brought forward losses due to lack of probable future taxable income.	-	69.82
Income tax expense	**-**	**672.65**

		Year ended 31 March 2025	Year ended 31 March 2024
26	**Earnings per share (EPS)**		
	Weighted average number of shares outstanding	1,30,24,000	1,30,24,000
	Net profit/ (loss) after tax attributable to equity shareholders	(814.04)	2,164.87
	Earnings/ (loss) per share (₹):		
	Basic and diluted	(62.50)	166.22
	Nominal value - Rupees (₹) per equity share	10	10

27 Assets pledged as security

The carrying amounts of assets pledged as security for borrowings are:

Current	**Note**	**As at 31 March 2025**	**As at 31 March 2024**
Financial assets (first charge)			
Unbilled revenue **(*)**	5b	-	3,041.28
Total assets pledged as security		**-**	**3,041.28**

(*) Includes DM fees receivable (billed and unbilled) from Gateway Office Parks Private Limited amounting to ₹ 3,041.28 lakhs pledged against the loan availed by the Holding company as at 31 March 2024.

(All amounts in ₹ lakhs, unless otherwise stated)

28 Financial instruments

Financial instruments by category

The carrying value and fair value of financial instruments by categories as at 31 March 2025 were as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Other financial assets	4b	-	-	343.91	343.91	343.91
Trade receivables	7	-	-	226.64	226.64	226.64
Cash and cash equivalents including other bank balances	8	-	-	67.46	67.46	67.46
Loans	9	-	-	6,335.48	6,335.48	6,335.48
Total financial assets		**-**	**-**	**6,973.49**	**6,973.49**	**6,973.49**
Financial liabilities :						
Trade payables	14	-	-	648.89	648.89	648.89
Other financial liabilities	15	-	-	1,569.69	1,569.69	1,569.69
Total financial liabilities		**-**	**-**	**2,218.58**	**2,218.58**	**2,218.58**

The carrying value and fair value of financial instruments by categories as at 31 March 2024 were as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Trade receivables	7	-	-	272.08	272.08	272.08
Cash and cash equivalents including other bank balances	8	-	-	183.31	183.31	183.31
Loans and advances	9	-	-	5,875.32	5,875.32	5,875.32
Other financial assets	10	-	-	343.91	343.91	343.91
Total financial assets		**-**	**-**	**6,674.62**	**6,674.62**	**6,674.62**
Financial liabilities :						
Trade payables	14	-	-	752.21	752.21	752.21
Other financial liabilities	15	-	-	1,492.75	1,492.75	1,492.75
Total financial liabilities		**-**	**-**	**2,244.96**	**2,244.96**	**2,244.96**

i. Notes to financial instruments

The management assessed that the fair value of cash and cash equivalents, other bank balances, trade receivables, borrowings, other financial assets, trade payables and other financial liabilities approximate the carrying amount largely due to short-term maturity of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

ii. Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: unobservable inputs for the asset or liability

iii. There are no financial assets and liabilities measured at fair value on a recurring basis as at 31 March 2025 and 31 March 2024.

(All amounts in ₹ lakhs, unless otherwise stated)

29 Financial risk management

Financial risk factors

The Company's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement
Credit risk	Cash and cash equivalent, other bank balances trade receivables, financial assets measured at amortized cost	Ageing analysis
Liquidity risk	Borrowings and other financial liabilities	Rolling cash flow forecasts
Market risk – Interest rate	Long-term borrowings at variable rates	Sensitivity analysis

The Company's risk management is carried out by a central treasury department (of the Group) under policies approved by the Board of Directors. The board of directors provides written principles for overall risk management, as well as policies covering specific areas, such interest rate risk, credit risk and investment of excess liquidity.

a. Credit risk

Credit risk arises from cash and cash equivalents, trade receivables, investments carried at amortized cost and deposits with banks and financial institutions.

Credit risk management

The Company assesses and manages credit risk of financial assets based on the following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

i) Low credit risk

ii) High credit risk

The Company provides for expected credit loss based on the following:

Asset Group	Description	Provision for expenses credit loss (*)	31 March 2025	31 March 2024
Low credit risk	Cash and cash equivalents, other bank balances and secured trade receivables	life time expected credit loss	160.12	334.55
High credit risk	Unsecured trade receivables, loans and other financial assets	Life time expected credit loss or fully provided for	6,813.37	6,340.07

(*) A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors. The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period.

Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on 12 month and lifetime expected credit loss basis for following financial assets:

31 March 2025

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Financial Assets			
Loans	6335.48	-	6,335.48
Other financial assets	364.91	21.00	343.91
Trade receivables	610.13	383.49	226.64
Cash and cash equivalents	67.46	-	67.46

31 March 2024

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Financial Assets			
Loans	5,875.32	-	5,875.32
Other financial assets	364.91	21.00	343.91
Trade receivables	736.26	464.18	272.08
Cash and cash equivalents	183.31	-	183.31
Bank balances other than above	-	-	-

(All amounts in ₹ lakhs, unless otherwise stated)

29 Financial risk management (continued)

Expected credit loss for trade receivables under simplified approach

Trade receivables are secured in a form that registry of sold residential units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern. The Company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.

During the years presented, the Company made write-offs of trade receivables in current year and it does not expect to receive future cash flows or recoveries from collection of cash flows previously written off.

The movement in allowance for impairment in respect of trade receivables and other financial asset during the year was as follows:

	Other financial assets		Trade Receivables	
Particulars	**31 March 2025**	**31 March 2024**	**31 March 2025**	**31 March 2024**
Opening balance	21.00	-	464.18	677.51
Add: Expected credit loss recognised	-	21.00	-	-
Less: Written off	-	-	(80.70)	(213.32)
Closing balance	**21.00**	**21.00**	**383.48**	**464.18**

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows.

31 March 2025	**Less than 1 year**	**1 years to 5 years**	**5 years and above**	**Total**
Non-derivatives				
Trade payables	518.72	130.17	-	648.89
Other financial liabilities	1,569.69	-	-	1,569.69
Total	**2,088.42**	**130.17**	**-**	**2,218.58**

31 March 2024	**Less than 1 year**	**1 years to 5 years**	**5 years and above**	**Total**
Non-derivatives				
Trade payables	613.33	138.88	-	752.21
Other financial liabilities	1,492.75	-	-	1,492.75
Total	**2,106.08**	**138.88**	**-**	**2,244.96**

c. Interest rate risk

The Company's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, 'Financial Instruments - Disclosures', since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The Company's variable rate borrowing is subject to interest rate. Below is the overall exposure of the borrowing:

	31 March 2025	**31 March 2024**
Variable rate borrowings **(*)**	-	-
Fixed rate borrowings	-	-
Total borrowings	**-**	**-**

(*) Excludes adjustment of unamortised processing fees and guarantee commission

Interest rate risk

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

Particulars		
Interest rates – increase by 50 basis points (50 bps)	-	52.55
Interest rates – decrease by 50 basis points (50 bps)	-	(52.55)

30 Leases

Following are the changes in the carrying value of right of use assets for the year ended 31 March 2025 and 31 March 2024

Particulars	ROU (Buildings)
Net Block as on 01 April 2023	**4.00**
Depreciation for the year	(4.00)
Net block as on 31 March 2024	**-**
Depreciation for the year	-
Net block as on 31 March 2025	**-**

The following is the movement in lease liabilities during the year ended 31 March 2025 and 31 March 2024

Particulars	Lease liability
As on 01 April 2023	**5.00**
Finance cost accrued during the year	0.16
Payment of lease liabilities	(5.16)
As on 31 March 2024	**-**
Finance cost accrued during the year	-
Payment of lease liabilities	-
As on 31 March 2025	**-**

The incremental borrowing rate applied to lease liabilities as at the inception of the lease is 13%

The following are the amounts recognised in the statement of profit & loss	31 March 2025	31 March 2024
Depreciation expense of right-of-use assets	-	4.00
Interest expense on lease liabilities	-	0.16
Expense relating to short-term leases	-	-
Total amount recognised in the statement of profit or loss	**-**	**4.16**

31 Contingent liabilities and commitments : (to the extent not provided for)	31 March 2025	31 March 2024
(a) Claims against the company not acknowledged as debt :		
(i) Income Tax matters (refer note I below)	5,726.49	5,726.49
(ii) Demand from Service Tax Department (refer note II below)	139.39	139.39
(iii) RERA customer litigations	refer note III below	

I The Income Tax Authorities have disputed certain allowances claimed by the Company and resultant carry forward of business losses pertaining to different assessment years. Further, asessment under section 153C of the Income tax act, 1961 has been carried out during the current year and orders have been received. The Company is contesting the aforesaid adjustments/ demands made by the Income Tax Authorities, which are pending before various forums and deposited ₹ 65.60 lakhs (31 March 2024: ₹ 65.60 lakhs) under protest with tax authorities. Based on the advice from independent tax/ legal experts and the development on the appeals, the management is confident that the aforesaid adjustments/ demands will not be sustained on completion of the proceedings and accordingly, pending the decision by the various forums, no provision has been made in these financial statements.

II There are various disputes pending with the authorities of service tax. The Company is contesting these demands raised by authorities and are pending at various appellate authorities and deposited ₹ 146.36 lakhs (31 March 2024: ₹127.57 lakhs) under protest with tax authorities. Based on the grounds of the appeals and advice of the independent legal counsels, the management believes that there is a reasonably strong likelihood of succeeding before the various authorities. Pending the final decisions on the above matter, no adjustment has been made in these financial statements.

III The Company is contesting various litigations with Real Estate Regulatory Authority (RERA) and RERA Appellate tribunal pertaining to compensation claim by customers for delayed handover of flats. Based on the grounds of the appeals and advice of the independent legal counsels, the management believes that there is a reasonably strong likelihood of succeeding before these authorities. Pending the final decisions on the above matter, no adjustment has been made in these financial statements.

(b) Commitments:

The Company has entered into joint development agreement with owner of land for its construction and development. Under the agreement the Company is required to share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.

(All amounts in ₹ lakhs, unless otherwise stated)

32 Related party transactions

Names of the related parties and description of relationship

	Party exercising control	Relationship
(i)	**Party exercising control**	**Relationship**
	Shriram Properties Limited	Holding company
(ii)	**Key management personnel (KMP)**	
	Murali M	Director
	Vaidyanathan Ramamurthy	Director
	Balaji R	Director
(iii)	**Other related party**	
	Bengal Shriram Hitech City Private Limited	Fellow subsidiary
	Shriprop Developers Private Limited	Fellow subsidiary

(iv) Balances with related parties

Particulars	31 March 2025			31 March 2024		
	Holding Company	Other related parties	KMP	Holding Company	Other related parties	KMP
Shriram Properties Limited						
Loan given	6,334.34	-	-	5,874.43	-	-
Corporate guarantee given	-	-	-	6,500.00	-	-
Security given	-	-	-	3,041.28	-	-
Shrivision Elevation Private Limited						
Development rights received	-	5,182.54	-	-	5,182.54	-
Mr. R Balaji						
Staff advances	-	-	0.50	-	-	0.50

(v) Transactions during the year

Particulars	31 March 2025			31 March 2024		
	Holding Company	Other related parties	KMP	Holding Company	Other related parties	KMP
Shriram Properties Limited						
Loan taken	-	-	-	77.84	-	-
Repayment of loan taken	-	-	-	5,533.10	-	-
Loan given	910.04	-		7,100.45	-	-
Loan given, received back	450.13	-	-	1,226.02	-	-
Guarantee taken, released	-	-	-	30,000.00	-	-
Guarantee given, released	6,500.00	-	-	-	-	-
Security given, released	3,041.28	-	-	8,213.21	-	-
Bengal Shriram Hitech City Private Limited						
Security received, relinquished	-	-	-	-	6,109.64	-
Shriprop Developers Private Limited						
Sale of materials	-	-	-	-	13.49	-

Global Entropolis (Vizag) Private Limited
Summary of material accounting policies and other explanatory information
(All amounts in ₹ lakhs, unless otherwise stated)

33A Defined benefit plan

The Company has gratuity and vacation pay as defined benefit retirement plans for its employees. The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at 31 March 2024 and 31 March 2023 the plan assets were invested in insurer managed funds.

The following tables set out the funded status of gratuity plans and the amount recognized in Company's financial statements :

		31 March 2025	31 March 2024
		Gratuity	**Gratuity**
1	**The amounts recognized in the Balance Sheet are as follows:**		
	Present value of the obligation as at the end of the year	22.97	25.93
	Fair value of plan assets as at the end of the year	(0.50)	(20.27)
	Net liability recognized in the Balance Sheet	**22.47**	**5.66**
2	**Changes in the present value of defined benefit obligation**		
	Defined benefit obligation as at beginning of the year	25.93	33.08
	Service cost	1.56	1.93
	Interest cost	1.03	2.42
	Actuarial losses/(gains) arising from		
	- change in demographic assumptions	-	-
	- change in financial assumptions	0.71	(0.81)
	- experience variance (i.e. Actual experiences assumptions)	17.01	(10.70)
	Benefits paid	(23.27)	-
	Defined benefit obligation as at the end of the year	**22.97**	**25.93**
3	**Changes in the fair value of plan assets**		
	Fair value as at the beginning of the year	20.27	0.49
	Return on plan assets	0.75	0.76
	Actuarial (losses)/gains	(0.71)	(0.72)
	Contributions	3.46	19.74
	Benefits paid	(23.27)	-
	Fair value as at the end of the year	**0.50**	**20.27**
	Non-current	19.80	2.99
	Current	2.67	2.67
	Assumptions used in the above valuations are as under:		
	Discount rate	6.61%	7.23%
	Expected return on plan assets	7.23%	7.32%
	Future salary increase	8.00%	8.00%
	Attrition rate	20.00%	20.00%
	Retirement age	60 years	60 years
4	**Net gratuity cost for the year ended 31 March 2024 and year ended 31 March 2023 comprises of following components.**		
	Service cost	1.56	1.93
	Net interest cost on the net defined benefit liability	0.28	1.66
	Components of defined benefit costs recognized in Statement of Profit and Loss	**1.84**	**3.60**
5	**Other Comprehensive Income**		
	Change in financial assumptions	(0.71)	0.81
	Experience variance (i.e. Actual experience vs assumptions)	(17.01)	10.70
	Return on plan assets, excluding amount recognized in net interest expense	(0.71)	(0.72)
	Change in demographic assumption	-	-
	Components of defined benefit costs recognized in other comprehensive income	**(18.43)**	**10.79**
6	**Experience adjustments**		
	Defined benefit obligation as at the end of the year	22.97	25.93
	Plan assets	0.50	20.27
	Surplus	22.47	5.66
	Experience adjustments on plan liabilities	17.01	(10.70)
	Experience adjustments on plan assets	(0.71)	(0.72)
7	**Maturity Profile of Defined Benefit obligation**		
	a) Year (1)	3.87	2.92
	b) Year (2)	3.45	2.20
	c) Year (3)	3.00	1.88
	d) Year (4)	2.66	1.75
	e) Year (5) onwards	20.21	38.92
		33.19	**47.67**

33B Defined contribution plan

The Company makes contribution of statutory provident fund as per Employees' Provident Funds and Miscellaneous Provisions Act, 1952 and Employees State Insurance Scheme as per the Employees' State Insurance Act, 1948. This is a defined contribution and contribution made was ₹ 5.97 lakhs (31 March 2024 : ₹ 7.53 lakhs).

33C Sensitivity Analysis

Description of Risk Exposures

Valuations are performed on certain basic set of pre-determined assumptions which may vary over time. Thus, the Company is exposed to various risks in providing the above benefit which are as follows:

Interest Rate Risk: The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of liability (as shown in financial statements).

Liquidity Risk: This is the risk that the Company is not able to meet the short term benefit payouts. This may arise due to non availability of enough cash/cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk: The present value of the above benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase in salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk: The company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Regulatory Risk: Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (for example, increase in the maximum liability on gratuity of ₹ 20 lakhs)

Investment risk: The probability or likelihood of occurrence of losses relative to the expected return on any particular investment

Asset liability mismatching or market risk: The duration of the liability is longer compared to duration of assets exposing the company to market risks for volatilities/fall in interest rate.

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The results of sensitivity analysis is given below:

Gratuity	31 March 2025		31 March 2024	
	Decrease	**Increase**	**Decrease**	**Increase**
Discount Rate (+ / - 1%)	4.68%	5.10%	7.17%	8.07%
Salary Growth Rate (- / + 1%)	4.17%	4.47%	6.97%	7.72%
Attrition Rate (+ / - 1%)	0.44%	0.48%	0.75%	0.85%

Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous year in the methods and assumptions used in preparing the sensitivity analysis.

There is no change in the method of valuation for the prior period.

34 Segmental information

The Company is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'.

Major Customer:

The Company has widespread customer base and no single customer accounted for 10% or more of revenue in the current year March 2025. Revenues from a single customer amounted to approximately ₹ 2,087.72 lakhs for the year ended 31 March 2024, representing 52.51% of the Company's total revenues).

35 Disclosures mandated under IndAS 115

A. Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Contract assets		
Unbilled revenue (before allowance for doubtful debts)	4,441.40	4,456.14
Total contract assets	**4,441.40**	**4,456.14**
Contract liabilities		
Revenue received in advance	979.58	1,764.51
Payable to land owners	10.08	28.18
Total contract liabilities	**989.66**	**1,792.69**
Receivables		
Trade receivables	226.64	272.08
Total receivables	**226.64**	**272.08**

Contract asset is the right to consideration that is conditional upon factors other than the passage of time. Contract assets are initially recognised for revenue earned from property under development rendered but yet to be billed to customers. Upon billing of invoice, the amounts recognised as contract assets are reclassified to trade receivables.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties, once the properties are completed and control is transferred to customers.

B. Significant changes in the contract liabilities balances

Particulars	Year ended 31 March 2025		As at 31 March 2024	
	Contract liabilities		Contract liabilities	
	Revenue received in advance	Payable to land owner	Revenue received in advance	Payable to land owner
Opening balance	1,764.51	28.18	3,588.66	69.47
Adjustment during the year	899.74	-	41.84	-
Revenue recognised during the year	(1,684.67)	(18.10)	(1,865.99)	(41.29)
Closing balance	**979.58**	**10.08**	**1,764.51**	**28.18**

C. Reconciliation of revenue recognised with contract revenue:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Contract revenue	1,702.77	1,707.28
Revenue recognised	**1,702.77**	**1,707.28**

D. The performance obligation of the Company in case of sale of residential apartments, villas and commercial office space is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment for contracted price as per the instalment stipulated in the customers' Agreement. The transaction price of the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 March 2025 is ₹ 619.72 lakhs (31 March 2024 : ₹ 1,411.57 lakhs). The same is expected to be recognised within 1 to 2 years.

E. Significant changes in the contract assets balances during the year are as follows:

Particulars	Unbilled Revenue	
	Year ended 31 March 2025	As at 31 March 2024
Opening balance	4,456.14	12,613.22
Development Management income recognised	-	(200.00)
Interest income on financial assets at amortised cost, recognised	-	481.60
Amount billed during current year	(14.74)	(8,438.68)
Closing Balance	**4,441.40**	**4,456.14**

(All amounts in ₹ lakhs, unless otherwise stated)

36 Ratios required as per Schedule III requirements

Description	Numerator	Denominator	31 March 2025	31 March 2024	% variance	Reason for variance
Current ratio	Current Assets	Current Liabilities	5.85	3.39	72.60%	Refer note b
Debt Equity ratio	Total Debt	Shareholder's fund	-	-	NA	Refer note a
Debt Service Coverage ratio	Earnings available for debt service (Net Profit after taxes+Interest +/(-)Non cash operating expenses/ (incomes) +other adjustments)	Debt service (Interest and lease payments + Principal repayments)	NA	0.17	NA	Refer note a
Return on Equity	Net profit after taxes	Average shareholder's Equity	(0.05)	0.12	(139.45)%	Refer note c
Inventory Turnover ratio	Cost of revenue	Average Inventory	0.23	0.16	42.53%	Refer note d
Trade Recievables Turnover Ratio	Revenue from operations	Average trade receivables	6.83	5.66	20.57%	NA
Trade payables Turnover Ratio	Material and contract cost	Average trade Payables	1.00	0.31	220.12%	Refer note d
Net Capital Turnover Ratio	Revenue from operations	Working capital (Current assets - Current liabilities)	0.11	0.22	(51.35)%	Refer note d
Net Profit Ratio	Net profit after taxes	Revenue from operations	(0.48)	0.60	(179.39)%	Refer note c
Return on Capital Employed	EBIT	Capital employed (Net worth + Total Debt - Deferred tax asset)	(0.05)	0.18	(125.84)%	Refer note c
Return on Investment	Interest income on bank deposits	Average bank deposits	NA	0.07	NA	NA

Notes:

a. This ratio is not applicable as the Company does not have any debt as at 31 March 2024 and 31 March 2025.

b. The Company has completed the ongoing project and settled the debt during the previous year. Hence improvement in current ratio and debt service coverage ratio.

c. Decrease in Return on equity, Net profit ratio and Return on capital employed is mainly on account of reduction in profits during the current year due to completion of project in previous year and incremental operation expenses in current year.

d. As the project is substantially completed and significant units were registered as at previous years, revenue for the current year and corresponding cost of revenue has been decreased.

(All amounts in ₹ lakhs, unless otherwise stated)

37 Other statutory information

(i) The Company has neither advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies) , including foreign entities (Intermediaries) nor received with the understanding (whether recorded in writing or otherwise) 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.

(ii) The Company has not received any fund from any persons or entities, 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.

38 Compliance with the requirement of the Audit Trail under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014

The Ministry of Corporate Affairs (MCA) has prescribed a requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules, 2021 requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Company has used accounting software for maintaining its books of account which has a feature of audit trail (edit log) facility and the same was enabled and operated throughout the year for all relevant transactions recorded in the software at the application level. The Company has not enabled the feature of recording audit trail (edit log) at the database level, which has consequential impact on the preservation of the audit trail as per the statutory requirements.

The audit trail has been preserved by the Company as per the statutory requirements for record retention at the application level.

39 Events occurring after the reporting date

No adjusting events have occurred between 31 March 2025 and the date of authorization of these financial statements.

As per report of even date

For V G G C & Associates
Chartered Accountants
Firm's Registration No.: 024868S

sd/-

Vivek Gupta
Partner
Membership No.: 506887

Bangalore
26 May 2025

For and behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-
M Murali	**Balaji R**	**Ramaswamy K**
Director	Company Secretary	**Company Secretary**
DIN: 07831896	ACS: 28580	**ACS: 28580**
Bangalore	Bengaluru	Bengaluru
26 May 2025	26 May 2025	26 May 2025