INDEPENDENT AUDITOR'S REPORT

To the Members of SPL Estates Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

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

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its loss (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 Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act, 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 opinion on the standalone financial statements.

Information Other than the Standalone 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 Board's Report but does not include the standalone financial statements and our auditor's report thereon. The Board's Report is expected to be made available to us after the date of this auditor's report.

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

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In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above and when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Board's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and those charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act, with respect to the preparation of these standalone 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, the management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the 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 Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **"Annexure A"** 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, 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 except for the matters stated in the paragraph i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.

   c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes 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 standalone 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 on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.

   f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.

   g) 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"**.

   h) In our opinion and to the best of our information and according to the explanations given to us the Company has not paid any remuneration to its directors during the year, hence the reporting requirement under section 197(16) of the Act is not applicable.

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i) 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, in our opinion and to the best of our information and according to the explanations given to us:

i. the Company, as detailed in note 30 to the standalone financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2025

ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The Management has represented that, to the best of its knowledge and belief, no funds 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 Intermediaries shall, 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 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, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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

v. the Company has not declared or paid any dividend during the year.

vi. As stated in Note 48 to the standalone financial statements and based on our examination which included test checks, except for instances/matters mentioned below, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention in the accounting software other than the consequential impact of the exception given below:

Nature of exception noted	Details of exception
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated throughout the year for all relevant transactions recorded in the software.	The audit trail feature was not enabled at the database level for accounting software to log any direct data changes, used for maintenance of all accounting records by the Company.

For **Abarna & Ananthan**
Chartered Accountants
Firm Registration No: 000003S

Sd/-
S Ananthan
Partner
Membership No: 026379

UDIN: 25026379BNQJHO4980

Place: Bangalore
Date: 26/05/2025

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 the Company of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

(i) (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 verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not hold any immovable property in the nature of property, plant and equipment. Accordingly reporting under Clause 3(i)(c) of the Order is not applicable.

(d) The Company has not revalued any of its property, plant and equipment and intangible assets during the year.

(e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii) (a) The Company holds inventory in the form of properties under development. The management has conducted physical verification of inventory by way of verification of title deeds, site visits and certification of extent of work completion by competent persons, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate and no material discrepancies were noticed on such 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 accordingly, reporting under clause 3(ii)(b) of the Order is not applicable.

(iii) Based on our examination of records and according to the information and explanation given to us, the Company has not made investment, provided any guarantee or granted any loans or advances in the nature of loans, secured or unsecured, to Companies, Firms, Limited Liability Partnerships or any Other Parties. Accordingly, reporting under clause 3(iii) of the Order is not applicable.

(iv) The Company has not entered into any transaction covered under Section 185 of the Act. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, the provisions of section 186 except sub-section (1) of Section 186 of the Act are not applicable to the Company. According to the information and explanations given to us, the Company has not entered into any transaction covered under Section 186(1) of the Act.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) As informed to us, the maintenance of cost records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the Company. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

(vii) (a) The Company has generally been regular in depositing undisputed statutory dues, including income tax, goods and service tax, cess and other material statutory dues applicable to it with the appropriate authorities.

According to the information and explanations given to us there were no undisputed amounts payable in respect of income tax, goods and service 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 explanations given to us, there are no dues of income tax, goods and service tax and cess which have not been deposited with the appropriate authorities on account of any dispute except below:

Name of the Statute	Nature of dues	Amount (₹) lakhs	Amount paid under protest (₹) lakhs	Period to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Income Tax	Nil (*)	Nil	AY 2021-22	Commissioner of Income Tax (Appeals)

(*) No tax liability, however the addition is under appeal

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

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

(b) The Company has not been declared wilful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which the loans were obtained, except for the term loan from financial institution amounting to Rs. 5,800.00 lakhs which remain unutilized as on 31 March 2025 because funds were received towards the end of the year.

(d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilized for long term purposes.

(e) The Company does not hold any investment in any subsidiaries, associates or joint ventures. Accordingly, reporting on funds taken from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures under clause 3(ix)(e) of the Order is not applicable.

(f) The Company does not hold any investment in any subsidiaries, associates or joint ventures. Accordingly, reporting on loans raised during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies under clause 3(ix)(f) of the Order is not applicable.

(x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments). Hence, reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) and hence reporting under clause 3(x)(b) of the Order is not applicable.

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

(b) No report under sub-section (12) of section 143 of the 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 represented to us by the Management, there were no whistle blower complaints received by the Company during the year and upto the date of report.

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(xii) The Company is not a Nidhi Company as defined in Section 406 of the Act. Hence, reporting under clause 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. Further, in our opinion, the Company is not required to constitute audit committee under Section 177 of the Act.

(xiv) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Act.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non- cash transactions with directors or persons connected with them. Hence, reporting under clause 3(xv) of the Order is not applicable.

(xvi) (a) The provisions of Section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company. Accordingly, reporting under clause (xvi)(a) of the Order is not applicable.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, reporting under clause (xvi)(b) of the Order is not applicable.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, reporting under clause 3(xvi)(c) of the Order is not applicable.

(d) There is no Core Investment Company as a part of the Group. Accordingly, reporting under clause 3(xvi)(d) of the Order is not applicable.

(xvii) The Company has incurred cash loss amounting to Rs. 1,345.95 lakhs during the financial year and has incurred cash loss amounting to Rs. 1,364.99 lakhs in the immediately preceding financial year.

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

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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) In our opinion and according to the information and explanations given to us, the provisions of Section 135 are not applicable to the Company. Hence, reporting under clause 3(xx) of the Order is not applicable.

For **Abarna & Ananthan**
Chartered Accountants
Firm Registration No: 000003S

Sd/-
S Ananthan
Partner
Membership No: 026379

UDIN: 25026379BNQJHO4980

Place: Bangalore
Date: 26/05/2025

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 (g) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of the Company of even date)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls over financial reporting of **SPL Estates Private Limited** ("the Company") as of March 31, 2025 in conjunction with our audit of the standalone 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 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 ('Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the 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 over financial reporting of the Company 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 Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the Internal financial controls over financial reporting and their operating effectiveness. Our audit of Internal financial controls over financial reporting included obtaining an understanding of Internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's 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 over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting
A Company's Internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's Internal financial controls over financial reporting include 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 standalone 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 standalone financial statements.

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

Opinion
In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, adequate internal financial controls over financial reporting and such controls were operating effectively as at March 31, 2025, based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Abarna & Ananthan**
Chartered Accountants
Firm Registration No: 000003S

Sd/-
S Ananthan
Partner
Membership No: 026379

UDIN: 25026379BNQJHO4980

Place: Bangalore
Date: 26/05/2025

SPL Estates Private Limited
Regd. Off: Lakshmi Neela Rite Choice Chamber New No.9 - Bazulla Road, T.Nagar, Chennai - 600017
CIN :U70109TN2014PTC094836
Email ID: cs.spl@shriramproperties.com
Ph.No. 080-4022 9999

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

		Note	As at 31 March 2025	As at 31 March 2024
I.	**ASSETS**			
	Non-current assets			
	(a) Property, plant and equipment	2A	1,331.74	1,577.08
	(b) Other intangibe assets	2B	1.85	3.01
	(c) Financial assets			
	(i) Other financial assets	3A	-	77.00
	(d) Non current tax assets	4	2.10	0.66
	Total non current assets		**1,335.69**	**1,657.75**
	Current assets			
	(a) Inventories	5	25,864.28	18,857.30
	(b) Financial assets			
	(i) Investments	6	5,012.31	-
	(ii) Trade receivables	7	920.17	683.10
	(iii) Cash and cash equivalents	8	2,434.10	301.19
	(iv) Bank balances other than (iii) above	9	-	46.94
	(v) Other financial assets	3B	1,806.49	1,593.52
	(c) Other current assets	10	2,894.32	1,897.42
	Total current assets		**38,931.67**	**23,379.47**
	Total assets		**40,267.36**	**25,037.22**
II.	**EQUITY AND LIABILITIES**			
	Equity			
	(a) Equity share capital	11	1.00	1.00
	(b) Other equity	12	(8,635.05)	(7,260.14)
	Total equity		**(8,634.05)**	**(7,259.14)**
	Liabilities			
	Current liabilities			
	(a) Financial liabilities			
	(i) Borrowings	13	13,650.46	6,313.79
	(ii) Trade payables	14		
	(a) total outstanding dues of micro and small enterprises		962.40	111.72
	(b) total outstanding dues of creditors other than micro enterprises and small enterprises		2,200.71	623.74
	(iii) Other financial liabilities	15	4,025.04	2,626.66
	(b) Other current liabilities	16	28,062.80	22,620.45
	Total current liabilities		**48,901.41**	**32,296.36**
	Total equity and liabilities		**40,267.36**	**25,037.22**
	Summary of material accounting policies	1.2		
	The accompanying notes referred to above form an integral part of the financial statements	1 to 49		

As per report of even date

For Abarna & Ananthan
Chartered Accountants
Firm registration number: 000003S

sd/-

S Ananthan
Partner
Membership No.: 026379

Bengaluru
26 May 2025

For and on behalf of the Board of Directors of SPL Estates Private Limited

sd/-

Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
26 May 2025

sd/-

Ramesh K R
Director
DIN: 02058969

Bengaluru
26 May 2025

SPL Estates Private Limited
Statement of profit and loss for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise specified)

	Note	Year ended 31 March 2025	Year ended 31 March 2024
Revenue			
Revenue from operations	17	887.42	356.84
Other income	18	241.72	272.21
Total revenue		**1,129.14**	**629.05**
Expenses			
Material and construction cost		7,092.24	2,259.35
Changes in inventories	19	(7,006.98)	(3,532.59)
Finance costs	20	1,385.12	1,126.69
Depreciation and amortisation expense	2A & 2B	423.90	332.28
Other expenses	21	570.14	1,808.94
Total expenses		**2,464.42**	**1,994.67**
Profit / (loss) before tax		**(1,335.28)**	**(1,365.62)**
Tax expense:	22		
- Current tax		-	-
- Deferred tax		-	-
Profit / (loss) after tax		**(1,335.28)**	**(1,365.62)**
Other comprehensive income		-	-
Total comprehensive income / (loss) for the year		**(1,335.28)**	**(1,365.62)**
Earnings per share	23		
Basic (₹)		(13,352.77)	(13,656.20)
Diluted (₹)		(13,352.77)	(13,656.20)
Summary of material accounting policies	1.2		
The accompanying notes referred to above form an integral part of the financial statements	1 to 49		

As per report of even date

For Abarna & Ananthan
Chartered Accountants
Firm registration number: 000003S

sd/-

S Ananthan
Partner
Membership No.: 026379
26 May 2025

Bengaluru

For and on behalf of the Board of Directors of
SPL Estates Private Limited

sd/-

Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
26 May 2025

sd/-

Ramesh K R
Director
DIN: 02058969

Bengaluru
26 May 2025

SPL Estates Private Limited
Statement of cash flows for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise specified)

	Note	Year ended 31 March 2025	Year ended 31 March 2024
A. Cash flows from operating activities:			
Profit / (loss) before tax		**(1,335.28)**	**(1,365.62)**
Adjustments to reconcile profit / (loss) before tax to net cash flows			
Depreciation and amortisation expense		423.90	332.28
Interest expense		1,385.12	1,126.69
Interest income		(14.42)	(7.66)
Interest on refundable deposit		(214.87)	(264.51)
Fair value gain on financial instruments at FVTPL		(12.31)	-
Loss on modification of financial instruments		-	1,315.14
Operating profit / (loss) before working capital adjustments		**232.14**	**1,136.32**
Working capital adjustments:			
(Increase)/Decrease in inventories		(7,006.98)	(3,532.59)
(Increase)/Decrease in trade receivables		(237.07)	212.49
(Increase)/Decrease in other financial assets		1.90	3.72
(Increase)/Decrease in other current assets		(996.92)	(811.57)
Increase/(Decrease) in trade payables		2,427.65	(26.64)
Increase/(Decrease) in other financial liabilities		1,398.38	650.53
Increase/(Decrease) in other current liabilities		5,442.35	3,879.83
Cash generated from / (used in) operating activities		**1,261.45**	**1,512.09**
Income tax paid / (refund)		(1.44)	0.36
Net cash generated from / (used in) operating activities		**1,260.01**	**1,512.45**
B. Cash flows from investing activities:			
Purchase of property, plant and equipment		(177.39)	(753.83)
Purchase of mutual fund		(5,000.00)	-
Investment in bank deposits		123.94	(11.83)
Interest income		14.42	7.66
Net cash generated from / (used in) investing activities		**(5,039.03)**	**(758.00)**
C. Cash flows from financing activities:			
Proceeds of borrowings from others		9,841.95	1,224.24
Repayment of borrowings from others		(4,684.29)	(1,871.10)
Proceeds of borrowings from related parties (net)		2,148.86	634.93
Interest expense		(1,394.60)	(1,126.69)
Net cash generated from / (used in) financing activities		**5,911.92**	**(1,138.62)**
Net increase/ (decrease) in cash and cash equivalents (A + B + C)		2,132.90	(384.17)
Cash and cash equivalents at the beginning of the year		301.19	685.36
Cash and cash equivalents at the end of the year	8	**2,434.10**	**301.19**

Changes in financial liabilities arising from cash and non cash changes

Particulars	**As at 01 April 2024**	**Cash flow**	**Adjustment for processing fee & guarantee commission**	**As at 31 March 2025**
Term Loan from others	4,175.13	3,981.99	294.72	8,451.84
Loan from related parties	2,138.66	2,148.86	-	4,287.52
Working capital facility	-	911.10	-	911.10
	6,313.79	**7,041.95**	**294.72**	**13,650.46**

Particulars	**As at 01 April 2023**	**Cash flow**	**Adjustment for processing fee & guarantee commission**	**As at 31 March 2024**
Term Loan from others	4,821.99	(971.72)	324.86	4,175.13
Loan from related parties	1,503.73	634.92		2,138.66
	6,325.72	**(336.80)**	**324.86**	**6,313.79**

	Note
Summary of material accounting policies	1.2
The accompanying notes referred to above form an integral part of the financial statements	1 to 49

As per report of even date

For Abarna & Ananthan
Chartered Accountants
Firm registration number: 000003S

sd/-

S Ananthan
Partner
Membership No.: 026379

Bengaluru
26 May 2025

For and on behalf of the Board of Directors of
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Director
DIN: 02354467

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26 May 2025

sd/-

Ramesh K R
Director
DIN: 02058969

Bengaluru
26 May 2025

SPL Estates Private Limited
Statement of changes in equity for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise specified)

A. Equity share capital

Particulars	Amount
Balance as at 01 April 2023	**1.00**
Changes in equity share capital during the year	-
Balance as at 31 March 2024	**1.00**
Changes in equity share capital during the year	-
Balance as at 31 March 2025	**1.00**

B. Other equity

	Reserves & Surplus			
Particulars	**Retained Earnings**	**Measurement of below market rate financial liability at fair value (*)**	**Other comprehensive income**	**Total**
Balance as at 01 April 2023	**(6,098.79)**	**204.27**	**-**	**(5,894.52)**
Profit/(Loss) for the year	(1,365.62)	-	-	(1,365.62)
Measurement of below market rate financial liability at fair value	-	-	-	-
Balance as at 31 March 2024	**(7,464.41)**	**204.27**	**-**	**(7,260.14)**
Profit/(Loss) for the year	(1,335.28)	-	-	(1,335.28)
Measurement of below market rate financial liability at fair value	-	**(39.63)**	-	(39.63)
Balance as at 31 March 2025	**(8,799.69)**	**164.64**	**-**	**(8,635.05)**

(*) Refer note 12

As per report of even date

For Abarna & Ananthan
Chartered Accountants
Firm registration number: 000003S

sd/-

S Ananthan
Partner
Membership No.: 026379

Bengaluru
26 May 2025

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26 May 2025

SPL Estates Private Limited
Summary of material accounting policies and other explanatory information

1 Company overview and significant accounting policies

1.1 Company overview

SPL Estates Private Limited (' the Company '), was incorporated on 04 February 2014 under Companies Act, 1956. The registered office of the Company is located at Lakshmi Neela Rite Choice Chamber New No.9 - Bazulla Road, T.Nagar, Chennai- 600017. The Company is engaged in the business of development of real estate projects. The Company is wholly owned subsidiary of Bengal Shriram Hitech City 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 per Companies (Indian Accounting Standards) Rules, 2015 notified under section 133 of the Companies Act, 2013 (the 'Act') and other relevant provisions of the Act.

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

b. Overall considerations

The financial statements have been prepared using the significant accounting policies and measurement bases that are in effect as at 31 March 2025, as summarized below.

c. Basis of preparation of financial statements

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

Going Concern

During the year ended 31 March 2025, the Company has continued to incur losses and has incurred a net loss of ₹ 1,335.28 lakhs and at that date, the Company's accumulated losses aggregated to ₹8,635.05 lakhs.This factor would normally indicate the existence of material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern. However the Company has been generating operating cash flows from it's operations. Further, based on of the long-term business strategy and business plan, duly approved by the Board of Directors, the Company will continue to generate positive cash flows going forward as well. Accordingly, the financial statement are prepared on going concern basis.

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 into 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 market data (unobservable inputs)

d. Functional and presentation currency

The financial statements are presented in Indian Rupee (‘ ₹ ’) which is also the functional and presentation currency of the Company.

e. 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 and 1.4.

f. Current versus non-current classification

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 Summary of material accounting policies (continued)

g. Foreign currency transactions

(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.

Revenue recognition

h. Revenue from projects

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured based on the transaction price which is consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in most of its revenue arrangements.

Revenue is recognised on satisfaction of performance obligation upon transfer of control of residential units to customers in an amount that reflects the consideration the Company expects to receive in exchange for those residential units, unless:

1. The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs;
2. The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. 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 one of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

Revenue from contracts with customers

In case, revenue is recognised over the time, it is being recognised from the financial year in which the registration of sale deed is executed. In respect of ‘over the period of time’, the revenue is recognised 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 period over which revenue is recognised is based on entity’s right to payment for performance completed.

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

For projects executed through joint development arrangements, the land owner provides land and the Company undertakes to develop the project on such land. The Company has agreed to transfer a certain percentage of constructed area or certain percentage of the revenue proceeds in lieu of land owner providing land. As the Company cannot reasonably estimate the fair value of the consideration received, revenue from the development and transfer of constructed area/ revenue sharing arrangement and its corresponding project cost is being accounted based on the stand-alone selling price of the construction services provided by the Company to such land owners.

Unbilled revenue disclosed under other financial assets represents revenue recognised over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognised profits to date on projects under construction are disclosed under other current liabilities. Any billed amount that has not been collected is disclosed under trade receivables and is net of any provisions for amounts doubtful of recovery.

Rental income

Income from rentals are recognized as an income in the statement of profit and loss on a straight-line basis over the lease term except where scheduled increase in rent compensates the Company with expected inflationary costs.

Dividend income

Income from dividends are recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount of the dividend can be measured reliably.

Interest income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss. The expected cash flows are revisited on a yearly basis.

Interest on delayed receipts, cancellation/forfeiture income and transfer fees from customers are recognized on accrual basis except in cases where ultimate collection is considered doubtful.

1. Summary of material accounting policies (continued)

i. Inventories

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.

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.

j. Property, Plant and Equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. 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 while 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 and 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 equipments	5 years
Furniture & fixtures	10 years
Computers	3 years
Vehicles	8 years
Leasehold improvements	3 years
Shuttering Materials	5 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.

k. Investment Properties

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised 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 recognised in the Statement of Profit and Loss as incurred.

l. 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 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 capitalisation as the actual costs incurred on that borrowing during the period less any interest income earned on temporary investment from that borrowings, 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 capitalisation are determined by applying a capitalization rate to the expenditure incurred on that asset.

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

m 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 Summary of material accounting policies (continued)

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.

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

Deferred 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 year 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 year 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 year.

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 and the deferred taxes relate to the same taxable entity and the same taxation authority.

Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they 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 in equity.

o. Earnings per share

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

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

p. Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources, that can be reliably estimated, will be required to settle such an obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

q. Statement of cash flows

Cash flows are reported using the indirect method, whereby profit for the year 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 loan from/to related party is in nature of current accounts. Accordingly, receipts and payments from/to related parties have been shown on a net basis in the statement of cash flow.

1.2 Summary of material accounting policies (continued)

r. Rounding of amounts

All amounts disclosed in the financial statements are reported in lakhs of Indian rupees as per the requirement of Schedule III, except share and per share data, unless otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentages may not precisely reflect the absolute figures.

s. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition of financial assets which are not at fair value through profit or loss, are added to the fair value on initial recognition.

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.

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 FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

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

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.

t. 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.

1.2 Summary of material accounting policies (continued)

u. 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.

v. Impairment of non-financial assets

At the end of each reporting year, 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.

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.

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.

w. 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 in India and there is no other significant geographical segment.

x. Recent accounting pronouncements

Ministry of Corporate Affairs (“MCA”) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions applicable to the Company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

1.3 Significant estimates in applying accounting policies

a. Revenue from contracts with customers - The Company has applied judgements as detailed in note 1.2(h) 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. Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

d. Useful lives of depreciable/amortizable assets – Management reviews its estimate of the useful lives of depreciable/amortizable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software and other assets.

e. Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm’s length transaction at the reporting date.

f. 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.

1.4 Critical judgements in applying accounting policies

a. 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 Company’s future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

b. Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

c. Provisions – At each balance sheet date the management's judgement, changes in facts and legal aspects; and the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

SPL Estates Private Limited
Notes to the financial statements for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise specified)

2A Property, plant and equipment

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	Plant & machinery	Furniture & fittings	Office equipments	Shuttering materials (*)	Computers	Total
At 31 March 2023	**-**	**-**	**0.78**	**1,451.95**	**1.30**	**1,454.03**
Additions	-	-	-	750.33	-	**750.33**
Disposals/Adjustments	-	-	-	-	-	-
At 31 March 2024	**-**	**-**	**0.78**	**2,202.28**	**1.30**	**2,204.36**
Additions	**4.26**	**1.20**	**6.94**	164.99	-	**177.39**
Disposals/Adjustments	-		-	-	-	-
At 31 March 2025	**4.26**	**1.20**	**7.72**	**2,367.27**	**1.30**	**2,381.75**
Accumulated depreciation						
Upto 31 March 2023	**-**	**-**	**0.42**	**293.84**	**1.23**	**295.48**
Charge for the year	-	-	0.14	331.65	-	**331.79**
Adjustments for disposals	-	-	-	-	-	-
Upto 31 March 2024	**-**	**-**	**0.56**	**625.49**	**1.23**	**627.27**
Charge for the year	0.31	-	0.16	422.26	-	**422.73**
Adjustments for disposals	-	-	-	-	-	-
Upto 31 March 2025	**0.31**	**-**	**0.72**	**1,047.75**	**1.23**	**1,050.00**
Net block						
As at 31 March 2024	**-**	**-**	**0.22**	**1,576.79**	**0.07**	**1,577.08**
As at 31 March 2025	**3.95**	**1.20**	**7.00**	**1,319.52**	**0.07**	**1,331.74**

(*) Includes depreciation inventorized amounting to ₹ 422.26 lakh (31 March 2024: ₹ 331.65 lakh)

Notes:

a. There are no contractual commitments pending for the acquisition of property, plant and equipment as at balance sheet date.
b. There is no property, plant and equipment pledged as security at the balance sheet date.
c. The Company has not revalued its property, plant and equipment as at the balance sheet date.
d. The Company doesnot have capital work in progress and intangibles under development as at the balance sheet date.
e. The requirement to disclose title deeds of Immovable property not held in name of the Company is not applicable as the Company does not own any immovable property to be classified as property, plant and equipment as at the balance sheet date.

2B Other intangible assets

Particulars	Software	Total
As at 31 March 2023	**-**	-
Additions	3.50	3.50
Disposals/Adjustments	**-**	-
As at 31 March 2024	**3.50**	**3.50**
Additions	-	-
Disposals/Adjustments	**-**	-
As at 31 March 2025	**3.50**	**3.50**
Accumulated amortisation		
Upto 31 March 2023	**-**	-
Charge for the year	0.49	**0.49**
Adjustments for disposals	-	-
Upto 31 March 2024	**0.49**	**0.49**
Charge for the year	1.17	**1.17**
Adjustments for disposals	-	-
As at 31 March 2025	**1.65**	**1.65**
Net block		
As at 31 March 2024	**3.01**	**3.01**
As at 31 March 2025	**1.85**	**1.85**

Notes:

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

(All amounts in ₹ lakhs, unless otherwise specified)

3 Other financial assets
3A Non-current

Particulars	As at 31 March 2025	As at 31 March 2024
Unsecured - considered good		
Deposits with maturity of more than twelve months (refer note 8)	-	77.00
	-	**77.00**

3B Current

Particulars	As at 31 March 2025	As at 31 March 2024
Unsecured - considered good		
Other receivables	-	1.90
Advance towards joint development agreement (Refer note 32)	1,806.49	1,591.62
	1,806.49	**1,593.52**

4 Non current tax assets

Particulars	As at 31 March 2025	As at 31 March 2024
Advance income tax, including tax deducted at source	2.10	0.66
	2.10	**0.66**

5 Inventory (*)

Particulars	As at 31 March 2025	As at 31 March 2024
Project under development	25,864.28	18,857.30
	25,864.28	**18,857.30**

(*) Details of assets pledged are given under note no. 24.

6 Investments
Current

Particulars	As at 31 March 2025	As at 31 March 2024
Investments in mutual funds		
Investments carried at fair value through profit or loss (FVTPL)		
77,544.16 (31 March 2024 - Nil) units in Bank of India Overnight Fund	1,001.93	-
29,857.11 (31 March 2024 - Nil) units in HDFC Liquid Fund	1,504.79	-
1,95,168.21 (31 March 2024 - Nil) units in Shriram Liquid Fund	2,004.68	-
42,45,964.02 (31 March 2024 - Nil) units in Shriram Overnight Fund	500.91	-
	5,012.31	**-**
Aggregate amount of quoted investments and market value thereof	5,012.31	-
Aggregate amount of unquoted investments	-	-
Aggregate amount of impairment in value of investments	-	-

7 Trade receivables (*)

Particulars	As at 31 March 2025	As at 31 March 2024
Current:		
Trade receivables considered - good	920.17	683.10
Less : Allowance for doubtful debts	-	-
	920.17	**683.10**
Break up of security details		
Trade receivables considered good - Secured	920.17	683.10
Trade receivables considered good - Unsecured	-	-
Trade receivables which have significant increase in credit risk	-	-
Credit impaired	-	-
	920.17	**683.10**

(*) Details of assets pledged are given under note no. 24.

As at 31 March 2025

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
(i) Undisputed trade receivables- considered good	551.54	80.38	84.62	81.84	121.79	**920.17**

As at 31 March 2024

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
(i) Undisputed trade receivables- considered good	232.33	139.57	126.97	102.57	81.66	**683.10**

8 Cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024
Balances with banks:		
In current accounts	424.92	2.20
In escrow accounts (*)	224.43	230.48
Deposits with original maturity less than three months	1,502.56	-
Cheques on hand	281.48	67.75
Cash on hand	0.71	0.76
	2,434.10	**301.19**

The Company had available ₹ 11,069.15 lakhs (31 March 2024: ₹ Nil) of undrawn committed borrowing facilities

(*) Details of assets pledged are given under note no. 24.

9 Bank balances other than cash and cash equivalents (*)

Particulars	As at 31 March 2025	As at 31 March 2024
Deposits with original maturity less than 12 months	-	46.94
Deposits with original maturity for more than 12 months	-	77.00
	-	**123.94**
Less: Amount disclosed under non-current financial assets (refer note 3A)	-	(77.00)
	-	**46.94**

(*) Details of assets pledged are given under note no. 24.

(All amounts in ₹ lakhs, unless otherwise specified)

10 Other current assets

Particulars	As at 31 March 2025	As at 31 March 2024
Unsecured, considered good		
Advances other than capital advances		
Advance for purchase of goods and rendering services	1,888.38	1,153.19
Others	0.02	0.85
Prepaid expenses	1,000.62	743.26
Deposits `	5.30	0.12
	2,894.32	**1,897.42**

11 Equity share capital

	As at 31 March 2025		As at 31 March 2024	
Authorised	**Number**	**Amount**	**Number**	**Amount**
Equity shares of Rs 10 each	50,000	5.00	50,000	5.00
	50,000	**5.00**	**50,000**	**5.00**
Issued, subscribed and fully paid up				
Equity shares of Rs 10 each	10,000	1.00	10,000	1.00
	10,000	**1.00**	**10,000**	**1.00**

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

	As at 31 March 2025		As at 31 March 2024	
Equity shares	**Number**	**Amount**	**Number**	**Amount**
Balance at the beginning of the year	10,000	0.10	10,000	0.10
Add: Issued during the year	-	-	-	-
Balance at the end of the year	**10,000**	**0.10**	**10,000**	**0.10**

b. Details of shareholder holding more than 5% share capital

Name of the equity shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares	**% holding in the class**	**Number of shares**	**% holding in the class**
Equity shares				
Bengal Shriram Hitech City Private Limited*	10,000	100.00	10,000	100%

* includes 1 equity share held by a nominee of Bengal Shriram Hitech City Private Limited

c. Rights attached to the equity shares:

The Company has only one class of equity shares having par value of Rs 10 each. All equity shares carry similar voting rights of 1:1 and similar dividend rights.

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, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d. Buy back of equity shares, shares allotted by way of bonus shares

There have been no buy back of equity shares, issue of shares by way of bonus share or issue of share pursuant to contract without payment being received in cash since inception.

e. Details of share holding by promoters

	As at 31 March 2025		
Name of the equity shareholder	**Number**	**% of holding**	**% change during the year**
Equity shares			
Bengal Shriram Hitech City Private Limited (Holding Company) **(^)**	10,000	100%	0%

	As at 31 March 2024		
Name of the equity shareholder	**Number**	**% of holding**	**% change during the year**
Equity shares			
Bengal Shriram Hitech City Private Limited (Holding Company) **(^)**	10,000	100%	0%

(^)includes 1 equity share held by a nominee of Bengal Shriam Hitech City Private Limited

12 Other equity

Particulars	As at 31 March 2025	As at 31 March 2024
Retained earnings	**(8,799.69)**	**(7,464.41)**
Measurement of below market rate financial liability at fair value	164.64	204.27
	(8,635.05)	**(7,260.14)**

Nature of reserves

(a) Retained earnings

Retained earnings represents the accumulated undistributed earnings of the Company as at balance sheet date.

(b) Measurement of below market rate financial liability at fair value

Measurement of below market rate financial liability at fair value represents accounting for corporate guarantee provided by Bengal Shriram Hitech City Private Limited.

13 Borrowings

Particulars	As at 31 March 2025	As at 31 March 2024
Current		
Term loans (Secured)		
From others (*)	8,451.84	4,175.13
Unsecured loans		
Loan from related parties (refer note 32)	4,287.52	2,138.66
Working capital facility	911.10	-
	13,650.46	**6,313.79**

(*) Details of assets pledged are given under note no. 24.

Note:

a. The Company has utilized the borrowings from financial institutions for the specific purpose except for portion of loan amounting to Rs. 5,800 lakhs availed from LIC Housing Finance Ltd has remain unutilized as on 31 March 2025 as the funds were received towards the end of the year. This unutilized amount has been temporarily invested in mutual funds for which it was taken at the balance sheet date.

b. The quarterly returns/statements of current assets filed by the Company with financial institutions in relation to secured borrowings wherever applicable, are in agreement with the books of accounts.

c. The Company has not been declared as a 'Wilful Defaulter' by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

d. The Company does not have any charge which is yet to be registered with Registrar of Companies beyond the statutory period.

14 Trade payables

Particulars	As at 31 March 2025	As at 31 March 2024
-total outstanding dues of micro enterprises and small enterprises	962.40	111.72
-total outstanding dues of creditors other than micro enterprises and small enterprises	2,200.71	623.74
	3,163.11	**735.46**

Note:

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSME Act'). Accordingly, the disclosure in respect of amounts payable to such enterprises as at 31 March 2025 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. Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2025 and 31 March 2024 is as follows:

Particulars	As at 31 March 2025	As at 31 March 2024
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting period; **(*)**	1,015.57	118.84
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 period;	-	-
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 period) but without adding the interest specified under this Act;	-	-
iv) the amount of interest accrued and remaining unpaid at the end of each accounting period; and	-	-
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.	-	-

(*) Includes amount reported in note 15 to the financial statements.

Trade payables ageing schedule:

As at 31 March 2025:

Particulars	Outstanding for following periods from due date of payment					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	889.55	947.24	8.53	4.06	2.57	**962.40**
Others	1,902.40	1,969.56	186.91	44.24	-	**2,200.71**

As at 31 March 2024:

Particulars	Outstanding for following periods from due date of payment					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	78.26	25.19	5.42	1.39	1.46	**111.72**
Others	356.77	210.76	47.12	9.09	-	**623.74**

15 Other financial liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
Current		

Other payables (^)	487.01	277.33
Refund due to customers	100.23	4.87
Payable to Land Owner	3,437.80	2,344.46
	4,025.04	**2,626.66**

(^) Includes ₹ 53.17 Lakhs (31 March 2024 ₹ 7.12 Lakhs) towards payable to Micro & Small Enterprises.

16 Other current liabilities

Particulars	**As at 31 March 2025**	**As at 31 March 2024**
Revenue received in advance	21,991.20	15,809.64
Payable to Land Owner	5,885.21	6,690.30
Statutory dues	186.39	120.51
	28,062.80	**22,620.45**

13 Borrowings (continued)
A Note on security

Sl.No	Particulars	Nature of security	Repayment details	Interest rate	As at 31 March 2025	As at 31 March 2024
1	**Term loan from others**					
	(i) Arka Fincap Limited	a. First and exclusive charge by way of mortgage over the Project Property b. First and exclusive charge by way of hypothecation over the Project receivables (both present and future) of all phases c. First and exclusive charge and right of lien and set off over the collection accounts, Escrow accounts for the all phases of the project d. First and exclusive charge by way of hypothecation of ISRA	To be repaid within 14 Quarters from the date of first drawdown, after a moratarium period of 2 quarters	12.25%	-	3,001.00
	(ii) Tourism Finance Corporation of India	Primary Security a. First mortgage charge over project land admeasuring 19.51 acre and structure thereon located at Grand city II (Sunshine) , Uttarpara. b.Hypothecation of current assets and receivables from sold & unsold units in Grand city II (Sunshine) ,Uttarpara. c.Interest Service Reserve Account (ISRA) eq. 2 months interest to be maintained as a FD lien marked in favour of lenders. Additional Security First mortgage charge over land admeasuring 17 acres (eq.1x cover on market value of Rs 79 crore) out of larger land admeasuring 34.875 acre located at mouza. The same shall be released post 25% repayment of the facility.Minimum collateral & receivable cover to be maintained at 1.75 times during the tenure of the loan. The security shall be extended in TFCI favour by the security trustee.	12 step-up quarterly instalments (on pro-rata basis with Arka Fincap Limited)	12.25%	-	1,499.00
	(iii) LIC Housing Finance Ltd	Registered Mortgage of the Project land to the extent of 19.51 acre and structure thereon in the project"Shriram Sunshine" Sunshine One,Two & Symphony (Phase III). Additional security of 17 Acres of land owned by Bengal Shriram situated at barabehera . First and exclusive charge and right of lien and set off over the collection accounts, Escrow accounts for the all phases of the project	**Earliest of the following:** (a) To be repaid within 84 months from the date of first drawdown, after a moratarium period of 48 months. (b) After completion of construction or receipt of booking money required for the completion in full, whichever is earlier (c) After receipt of Rs. 200.00 Crs through sale proceeds of the project from date of first disbursement (Tied or untied).	11.5% at Project LHPLR less 630 bps Floating	8,746.56	-

(All amounts in ₹ lakhs, unless otherwise specified)

		Assignment /Hypothecation of Borrower's share of receivables from the project Shriram Sunshine One,Two & Symphony (Phase III).				
	Less : Unamortised upfront fees on borrowing				(294.72)	(285.24)
	Less : Unamortised guarantee premium				-	(39.63)
					8,451.84	**4,175.13**
2	**Loan from related parties**					
	(i) Shriram Properties Limited	Unsecured	Repayable on demand	15.00%	1,558.87	75.61
	(ii) Bengal Shriram Hitech City Private Limited	Unsecured	Repayable on demand	15.00%	2,728.65	2,063.05
					4,287.52	**2,138.66**
3	**Working capital facility**					
	A. Treds Ltd	Unsecured	Repayable on the relevant due date as per bid	7.80% - 9.25%	**911.10**	**-**
	Total				**13,650.46**	**6,313.79**

17 Revenue from operations

Particulars		Year ended 31 March 2025	Year ended 31 March 2024
Sale of constructed properties		805.09	234.10
	A	**805.09**	**234.10**
Other operating revenue:			
Income from cancellation		82.01	122.74
Interest collected from customers		0.32	-
	B	**82.33**	**122.74**
	(A+B)	**887.42**	**356.84**

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 recognised at a point of time	82.33	122.74
Revenue recognised over period of time	805.09	234.10
	887.42	**356.84**

18 Other income

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Interest income :		
- from bank deposits	14.52	7.66
- on income tax refund	0.03	0.04
- on refundable deposit (refer note 32)	214.87	264.51
Fair value gain on financial instruments at FVTPL	12.31	-
	241.72	**272.21**

19 Changes in inventory

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Inventory at the beginning of the year		
Properties under development	18,857.30	15,324.71
Inventory at the end of the year		
Properties under development	25,864.28	18,857.30
	(7,006.98)	**(3,532.59)**

20 Finance costs (*)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Finance expense:		
Interest expense		
- on term loan	441.51	614.25
- on loan from related parties (refer note 32)	425.95	241.51
- on working capital loan	21.85	-
Guarantee commission expenses (refer note 32)	84.30	26.47
Other borrowing costs (refer note 32)	411.51	244.46
	1,385.12	**1,126.69**

(*) Includes finance expense capitalized amounting to ₹ 1385.12 lakhs (31 March 2024 - ₹ 1126.69 lakhs) for the year ended 31 March 2025.

21 Other expenses

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Legal and professional charges (*)	47.16	22.94
Loss on modification of financial instruments (^)	-	1,315.14
Rates and taxes	9.12	2.63
Sales promotion expenses	427.07	413.05
Repairs & maintenance	12.00	3.80
Travelling & conveyance	33.12	36.50
Miscellaneous expenses	41.68	14.88
	570.14	**1,808.94**

(^) Represents loss recognised on account of change in the terms of refundable security deposit receivable from the land owner.

*** Payment to auditor (on accrual basis, excluding GST)**

	Year ended 31 March 2025	Year ended 31 March 2024
As auditor:		
Statutory audit	2.30	2.50
Limited review	1.20	0.79
	3.50	**3.29**

22 Tax expense

A.

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
-Current tax	-	-
-Deferred tax	-	-
Income tax expense reported in the statement of profit or loss	**-**	**-**

B. Deferred tax

Deferred tax assets is recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilized. Although the Company has unabsorbed losses as at 31 March 2025, deferred tax asset has not been recognized.

23 Earnings per share (EPS)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Weighted average number of shares outstanding during the year	10,000	10,000
Effect of shares issued during the year	-	-
Weighted average number of shares used to compute diluted EPS	**10,000**	**10,000**
Net profit/(loss) after tax attributable to equity shareholders (in lakhs)	(1,335.28)	(1,365.62)
Earnings/(Loss) per share		
Basic (in ₹)	(13,352.77)	(13,656.16)
Diluted (in ₹)	(13,352.77)	(13,656.16)
Nominal value - Rupees (₹) per equity share	10.00	10.00

24 Assets pledged as security

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

Particulars	As at 31 March 2025	As at 31 March 2024
Non current		
Financial assets		
Bank balances other than cash and cash equivalents	-	77.00
Current		
Financial assets		
First charge		
Trade receivables	920.17	683.10
Balances with banks - escrow accounts	224.43	230.48
Bank balances other than cash and cash equivalents	-	46.94
Non-financial assets		
First charge		
Inventories	25,864.28	18,857.30
Total assets pledged as securities	**27,008.88**	**19,894.82**

(All amounts in ₹ lakhs, unless otherwise specified)

25 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	Amortized cost	FVTPL	Total carrying value	Total fair value
Financial assets :					
Cash and cash equivalents	8	2,434.10	-	2,434.10	2,434.10
Investments	6	-	5,012.31	5,012.31	5,012.31
Trade receivable	7	920.17	-	920.17	920.17
Other financial assets	3B	1,806.49	-	1,806.49	1,806.49
Total financial assets		**5,160.76**	**5,012.31**	**10,173.07**	**10,173.07**
Financial liabilities :					
Borrowings	13	13,650.46	-	13,650.46	13,650.46
Trade payables	14	3,163.11	-	3,163.11	3,163.11
Other financial liabilities	15	4,025.04	-	4,025.04	4,025.04
Total financial liabilities		**20,838.61**	**-**	**20,838.61**	**20,838.61**

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

Particulars	Note	Amortized cost	FVTPL	Total carrying	Total fair value
Financial assets :					
Cash and cash equivalents	8	301.19	-	301.19	301.19
Bank balances other than cash and cash equivalents	9	46.94	-	46.94	46.94
Investments	6	-	-	-	-
Trade receivable	7	683.10	-	683.10	683.10
Other financial assets	3A & 3B	1,670.52	-	1,593.52	1,593.52
Total financial assets		**2,701.75**	**-**	**2,624.75**	**2,624.75**
Financial liabilities :					
Borrowings	13	6,313.79	-	6,313.79	6,313.79
Trade payables	14	735.46	-	735.46	735.46
Other financial liabilities	15	2,626.66	-	2,626.66	2,626.66
Total financial liabilities		**9,675.91**	**-**	**9,675.91**	**9,675.91**

Notes to financial instruments

i. The management has assessed that the fair value of financial assets and other financial liabilities will approximate to the carrying amount largely due to short-term maturity of these instruments.

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

i) 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: 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 and rely as little as possible on entity specific estimates.

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

Measurement of fair value of financial instruments

The Company's finance team performs valuations of financial items for financial reporting purposes, including Level 3 fair values, in consultation with third party valuation specialist for complex valuations, wherever necessary. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximizing the use of market-based information.

Investment in mutual funds

The fair values of mutual funds are measured with reference to the fair value of the underlying assets.

ii) Financial instruments measured at fair value

The following table shows the fair value hierarchy of financial assets and liabilities measured at fair value on a recurring basis for the reporting years:

As at 31 March 2025

Particulars	Level 1	Level 2	Level 3	Total
Financial assets				
Investments	5,012.31	-	-	**5,012.31**
Total financial assets	**5,012.31**	**-**	**-**	**5,012.31**

As at 31st March 2024

Particulars	Level 1	Level 2	Level 3	Total
Financial assets				
Investments	-	-	-	**-**
Total financial assets	**-**	**-**	**-**	**-**

(All amounts in ₹ lakhs, unless otherwise specified)

26 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 to 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	Trade receivables & Other financial assets	Ageing analysis and recoverability assessment
Liquidity risk	Borrowings, trade payables and other financial liabilities	Rolling cash flow forecasts
Market risk – Price risk	Investments in mutual funds	Sensitivity analysis
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 . The board 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 and other financial assets are carried at amortized cost.

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 (*)	As at 31 March 2025	As at 31 March 2024
Low credit risk	Trade receivables & Other financial assets	12 months expected credit loss/life time expected credit loss	5,160.76	2,701.75
High credit risk		Life time expected credit loss or fully provided for		

(*) 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. In general, it is presumed that credit risk has significantly increased since initial recognition if the payments are more than 30 days past due.

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:

As at 31 March 2025

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment
Cash & cash equivalents	2,434.10	-	2434.10
Trade receivables	920.17	-	920.17
Other financial assets	1,806.49	-	1806.49

As at 31 March 2024

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment
Cash & cash equivalents	301.19	-	301.19
Bank balances other than cash and cash equivalents	46.94		
Trade receivables	683.10	-	683.10
Other financial assets	1,670.52	-	1670.52

Expected credit loss for trade receivables under simpilified approach

The Company's trade receivables in respect of projects does not have any expected credit loss as registry of properties sold is generally carried out once the Company receives the entire payment. In respect of other trade receivables, the Company considers provision for lifetime expected credit loss. During the periods presented, the Company made no writeoffs of trade receivables and it does not expect to receive future cash flows or recoveries from collection of cash flows previously written off.

(All amounts in ₹ lakhs, unless otherwise specified)

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 ensuring 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.

Maturities of financial liabilities

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

Particulars	Less than 1 year	1 year to 5 years	5 years and above	Total	Carrying Amount
As at 31 March 2025					
Non-derivatives					
Borrowings	6,204.47	10,810.82	2,029.20	19,044.49	13,650.46
Trade Payables	2,916.80	246.31	-	3,163.11	3,163.10
Other financial liabilities	1,680.58	2,344.46	-	4,025.04	4,025.04
Total	**10,801.85**	**13,401.59**	**2,029.20**	**26,232.64**	**20,838.60**
As at 31 March 2024					
Non-derivatives					
Borrowings	5,164.36	1,750.98	-	6,915.34	6,313.79
Trade Payables	632.77	102.69	-	735.46	735.46
Other financial liabilities	278.54	2,344.46	-	2,623.00	2,623.00
Total	**6,075.67**	**4,198.14**	**-**	**10,273.80**	**9,672.25**

C. Market risk

a) 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:

Particulars	As at 31 March 2025	As at 31 March 2024
Variable rate borrowing (*)	8,746.56	-
Fixed rate borrowing	4,903.90	6,313.79
	13,650.46	**6,313.79**

(*) Excluding the adjustment for unamortised upfront fees

Sensitivity

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

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Interest rates - Increase by 50 basis points (50 bps)	221.71	-
Interest rates - decrease by 50 basis points (50 bps)	(221.71)	-

b) Price risk

The company's exposure to price risk arises from investments in mutual fund held and classified as FVTPL. To manage the price risk arising from investment, the company diversifies its portfolio.

Sensitivity

Profit or loss is sensitive to higher/lower prices of instruments on the company's profits for the year.

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Price increase by 5% - FVTPL	250.62	-
Price decrease by 5% - FVTPL	(250.62)	-

27 Corporate social responsibility expenses

Since the Company does not meet the criteria specified in Section 135 of the Companies Act, 2013, the Company is not required to spend any amount on activities related to corporate social responsibility for the year ended 31 March 2025 and 31 March 2024.

(All amounts in ₹ lakhs, unless otherwise specified)

28 Segment reporting

The Company is engaged in the development and construction of residential properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'. The Company operates in India and there is no other significant geographical segment.

29 Capital Management

The Company's objectives when managing capital are to:

Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt includes long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances.

Particulars	As at 31 March 2025	As at 31 March 2024
Short term borrowings	13,650.46	6,313.79
Less: Cash and cash equivalents	2,434.10	301.19
Less : Bank balances other than cash and cash equivalents (non-current and current)	-	123.94
Net debt	11,216.36	5,888.66
Total equity	(8,634.05)	(7,259.14)
Gearing ratio	(1.30)	(0.81)

Note:

(i) Equity includes all capital and reserves of the Company that are managed as capital

(ii) Debt is defined long term and short term borrowings

30 Other commitments and contingencies :

	Particulars	As at 31 March 2025	As at 31 March 2024
(i)	Income tax matters (*)	-	-

The Income Tax Authorities have made certain additions to returned income pertaining to the year 2020-21. The Company is contesting the aforesaid addition made by the Income Tax Authorities, which is pending before Commissioner of Income Tax (Appeals). Based on the advice from independent tax/ legal experts and the development on the appeals, the management is confident that the aforesaid addition will not be sustained on completion of the proceedings and accordingly, pending the decision by the Commission of Income Tax (Appeals), no provision has been made In these financial statements.

Commitments

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

31 Additional disclosures as required under Ind AS 115

A Contract balances

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

Particulars	As at 31 March 2025	As at 31 March 2024
Contract liabilities		
Revenue received in advance	21,991.20	15,809.64
Payable to Land Owner	5,885.21	6,690.30
Total contract liabilities	**27,876.41**	**22,499.94**
Receivables		
Trade receivables	920.17	683.10
Total receivables	**920.17**	**683.10**

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. Upon billing of invoice, the amounts recognised as contract assets are reclassified to trade receivables.

Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract liabilities are recognised as revenue as and when the performance obligation is satisfied. Contract liabilities include amounts received as part payment from customers on conditional exchange of contracts relating to sale of units of property towards the purchase at completion date.

B Significant changes in the contract liabilities balances during the year are as follows:

Particulars	As at 31 March 2025		As at 31 March 2024	
	Contract liabilities		Contract liabilities	
	Advances from customers	Payable to Land owner	Advances from customers	Payable to Land owner
Opening balance	15,809.64	6,690.30	11,727.68	8,617.71
Addition during the year	6,181.56	-	4,081.96	(1,693.31)
Revenue recognised during the year	-	(805.09)	-	(234.10)
Closing balance	**21,991.20**	**5,885.21**	**15,809.64**	**6,690.30**

C Reconciliation of revenue recognised with contract revenue:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Contract revenue	887.42	356.84
Revenue recognised	**887.42**	**356.84**

D The performance obligation of the Company in case of sale of apartments is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment at contract price as per the installment stipulated in the customer's agreement which can be cancelled by the customer at his convenience.
The transaction price of the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 March 2025 is ₹ 56,149.46 lakh (31 March 2024 is ₹ 50,597.48) lakh. The same is expected to be recognised within 1 to 4 years.

SPL Estates Private Limited
Notes to the financial statements for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise specified)

32 Related party transactions

Names of the related parties and description of relationship

(i) Parties exercising control

Bengal Shriram Hitech City Private Limited	Holding Company
Shriram Properties Limited	Ultimate Holding Company

(ii) Key Managerial Personnel

K R Ramesh	Director
Gopalakrishnan J	Director
Ram Shankar Venkataraman (till 01-07-2024)	Director
T V Ganesh (w.e.f 01-07-2024)	Director

(iii) Other related parties

Shriprop Properties Private Limited	Fellow Subsidiary

I Balances with related parties as on date are as follows

Nature of Transaction	As at 31 March 2025	As at 31 March 2024
Loans taken by company		
Shriram Properties Limited	1,558.87	75.60
Bengal Shriram Hitech City Private Limited	2,728.65	2,063.05
Payable to Land Owner		
Bengal Shriram Hitech City Private Limited	5,885.21	6,690.30
Advance towards Joint Development Agreement		
Bengal Shriram Hitech City Private Limited	3,000.00	3,000.00
Guarantees taken by the company		
Shriram Properties Limited	1,000.00	-
Bengal Shriram Hitech City Private Limited	1,000.00	7,500.00

II The transactions for the year with the related parties are as follows

Nature of Transaction	Year ended 31 March 2025	Year ended 31 March 2024
Loans taken by Company		
Shriram Properties Limited	1,784.52	132.17
Bengal Shriram Hitech City Private Limited	1,433.70	847.62
Loans repaid by the Company		
Shriram Properties Limited	394.97	136.03
Bengal Shriram Hitech City Private Limited	1,100.34	450.35
Interest Expense		
Shriram Properties Limited	93.71	10.19
Bengal Shriram Hitech City Private Limited	332.23	231.33
Guarantees taken during the year		
Shriram Properties Limited	1,000.00	-
Bengal Shriram Hitech City Private Limited	1,000.00	-
Guarantee Commission Expense		
Bengal Shriram Hitech City Private Limited	4.20	26.47
Shriram Properties Limited	80.09	
Mortgage expenses		
Bengal Shriram Hitech City Private Limited	123.05	89.52
Purchase of materials		
Shriprop Properties Private Limited	99.99	-
Sales promotion expenses		
Shriram Properties Limited	74.00	97.64
Shriprop Properties Private Limited	-	4.24

(All amounts in ₹ lakhs, unless otherwise specified)

32 The Company does not have loans or advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:
(a) repayable on demand or
(b) without specifying any terms or year of repayment

33 The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder as at the balance sheet date.

34 The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2025.

35 The Company is not a holding company and is not required to comply with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 as at 31st March 2025.

36 Ratios

Ratio Name	Numerator	Denominator	Ratio (2024-25)	Ratio (2023-24)	% of change	Explanation
Current ratio (in times)	Current Assets	Current Liabilities	0.80	0.72	9.98%	-
Debt equity ratio (in times)	Total Debt	Shareholder's fund	(1.58)	(0.87)	81.77%	refer note (a)
Debt service coverage ratio (in times)	Earnings available for debt service (Net Profit after taxes+Interest +/- Non cash operating expenses/(income) +other adjustments	Debt service (Interest and lease payments + Principal repayments)\	0.08	0.03	150.26%	refer note (a)
Return on equity ratio (in %)	Net profit after taxes	Average Shareholder's equity	NA	NA	NA	refer note (b)
Inventory turnover ratio (in times)	Cost of revenue	Average Inventory	NA	NA	NA	refer note (c)
Trade receivables turnover ratio (in times)	Revenue from operations excluding other operating revenue	Average trade receivables	NA	NA	NA	refer note (d)
Trade payables turnover ratio (in times)	Material and construction cost	Average trade Payables	3.64	3.02	20.58%	-
Net capital turnover ratio (in times)	Revenue from operations	Working capital (current assets - current liabilities)	(0.09)	(0.04)	122.42%	refer note (e)
Net profit ratio (in %)	Net profit after taxes	Revenue from operations	(150.47%)	(382.69%)	(60.68%)	refer note (e)
Return on capital employed (in %)	EBIT (Profit before tax + Interest)	Capital employed (Net worth + Total debt +Deferred tax liability)	0.99%	25.27%	(96.07%)	refer note (a)
Return on investment (in %)	Interest income on bank deposits	Average bank deposits	1.78%	6.49%	(72.61%)	refer note (f)

Note:

a. Debt equity ratio, debt service coverage ratio and return on capital employed has changed mainly on account of new availment of loan.
b. Return on equity ratio is not applicable due to negative shareholder's fund.
c. Inventory turnover ratio is not applicable on account of Land Owner share of inventory being Nil.
d. Trade receivables turnover ratio is not applicable as there are no trade receivables pertaining to Land Owner share of revenue
e. The change in net capital turnover ratio and net profit ratio is due to recognition of higher revenue pertaining to Land Owner share
f. Reduction in return on investment is on account of maturities of deposits in current year and placement of new deposits at the end of year.

(All amounts in ₹ lakhs, unless otherwise specified)

37 The Company has not entered into the Scheme of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013 as at the balance sheet.

38 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

(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company/Funding party (Ultimate Beneficiaries) or

(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;

39 The Company does not have any transaction not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

40 The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

41 No adjusting or significant non-adjusting events have occurred between 31 March 2025 and the date of authorization of these financial statements.

42 There are no employees in the Company. Hence, disclosures as required under Ind AS 19- 'Employee Benefits' is not applicable to the Company.

43 The Company has not incurred any expenditure in foreign currency during the year.

44 The Company did not have any imports during the year.

45 The Company did not have any earnings in foreign currency during the year.

46 During the year ended 31 March 2025, no material foreseeable loss was incurred for any long-term contract including derivative contracts.

47 Unhedged foreign currency exposure as at balance sheet date is Nil.

48 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.

49 Certain previous year figures have been reclassified/regrouped to conform to the current year's classifications.

Balance Sheet	**As at 31 March 2024 (reported)**	**Reclassifications**	**As at 31 March 2024 (reclassified)**
Liabilities:			
Current liabilities			
Financial liabilities			
Other financial liabilities	2,623.00	3.66	2,626.66
Other current liabilities	22,624.11	(3.66)	22,620.45

Statement of profit and loss	**Year ended 31 March 2024 (reported)**	**Reclassifications**	**Year ended 31 March 2024 (reclassified)**
Revenue			
Revenue from operations	234.10	122.74	356.84
Other income	394.95	(122.74)	272.21

As per report of even date

For Abarna & Ananthan
Chartered Accountants
Firm registration number: 000003S

sd/-

S Ananthan
Partner
Membership No.: 026379

Bengaluru
26 May 2025

For and on behalf of the Board of Directors of
SPL Estates Private Limited

sd/-

Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
26 May 2025

sd/-

Ramesh K R
Director
DIN: 02058969

Bengaluru
26 May 2025